



City of Sugar Land

Planning & Zoning Commission Agenda

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

Thursday, June 25, 2026
Planning & Zoning Commission Meeting
City Council Chambers
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/watch?v=pZUGFAA_PrA. 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 regarding matters posted for consideration or workshop 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 June 11, 2026 meeting.

Linda Mendenhall, City Clerk

V. Subdivision Plat

A. PRELIMINARY PLAT EXTENSION - RYEHILL SECTION FIVE

Consideration of and action on the Ryehill Section Five Preliminary Plat Extension.

Ethan Cantu, Principal Planner

VI. Workshop

A. LAKE POINTE REDEVELOPMENT (LPR) DISTRICT

Review of and discussion on changes to the Lake Pointe Redevelopment (LPR) zoning district.

Jessica Rodriguez, Assistant Director of Planning & Development Services

VII. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting June 16, 2026

Mary Smith, Commissioner

B. City Staff Report

- Calendar of Scheduled Meetings and Events

Lisa Kocich-Meyer, Director of Planning & Development Services

VIII. 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 18th day of June 2026 at 11:00 A.M.



Planning & Zoning Commission Agenda Request **June 25, 2026**

Agenda Request No: IV.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Charlotte Graves, Agenda & Public Meeting Coordinator

Presented by: Linda Mendenhall, City Clerk

Responsible Department: City Clerk's Office

Agenda Caption:

MINUTES

Consideration of and action on the approval of the minutes of the June 11, 2026 meeting.

Recommended Action:

Consideration of and action on the approval of the June 11, 2026 minutes

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

1. 6.11.26 Planning & Zoning Commission Meeting Minutes



City of Sugar Land

Planning & Zoning Commission

Minutes

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

Thursday, June 11, 2026
Planning & Zoning Commission Meeting Minutes
City Council Chamber
6:30 PM

I. Attention

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II. Call to Order

QUORUM PRESENT

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

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.

No members of the public addressed the Commission.

IV. Minutes

A. MINUTES

Consideration of and action on the approval of the minutes of the May 28, 2026, meeting.

Linda Mendenhall, City Clerk

A motion to **Approve May 28, 2026 minutes**, was made by Apurva Parikh and seconded by Sapana Patel; the motion **Passed**.

Ayes: Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel, Matthew

Caligur

Abstain: Bradley Tilton

Absent: Chuck Brown, Timothy Hart

V. Public Hearings

- A. **PUBLIC HEARING 6:30 P.M.:** Receive and hear all persons desiring to be heard on the proposed rezoning of the 42-acre tract located along Chatham Avenue adjacent to the James Reese Career and Technical Center. The proposed rezoning would rezone the tract from Interim Standard Single-Family Residential (R-1-I) to Standard Single-Family Residential (R-1) for a proposed single-family neighborhood development.

Consideration of and action on a recommendation for the proposed rezoning of the 42-acre tract located along Chatham Avenue adjacent to the James Reese Career and Technical Center. The proposed rezoning would rezone the tract from Interim Standard Single-Family Residential (R-1-I) to Standard Single-Family Residential (R-1) for a proposed single-family neighborhood development.

Ethan Cantu, Principal Planner

Ethan Cantu, Principal Planner, gave a presentation, made comments, and answered questions from the Commission.

Matthew Caligur, Chair, opened the public hearing at 6:40 p.m. Sumita Ghosh, Frank Farley, Ursela Knox, Anand Pinto, Anna Lykoudis, Malcolm Greig, and Fatima Khan spoke regarding agenda item V. A. The public hearing was closed at 7:01 p.m.

Matthew Caligur, Chair, made a motion to approve the proposed rezoning of the 42-acre tract located along Chatham Avenue adjacent to the James Reese Career and Technical Center. No second was made, and the motion failed.

A motion to **Table the approval of the proposed rezoning of the 42-acre tract located along Chatham Avenue adjacent to the James Reese Career and Technical Center**, was made by Matthew Caligur and seconded by Sapana Patel; the motion **Passed**.

Ayes: Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel, Matthew Caligur, Bradley Tilton

Absent: Chuck Brown, Timothy Hart

VI. Fact, Findings, and Recommendation

- A. **PROPOSED FY 2027-2031 CAPITAL IMPROVEMENT PROGRAM RECOMMENDATIONS**

Consideration of and action on a recommendation for the proposed Fiscal Year 2027-2031 Capital Improvement Program, to the Members of City Council.

Robert Wilson, Assistant City Engineer

Robert Wilson, Assistant City Engineer, gave a presentation, made comments, and answered questions from the Commission.

The Commission approved the proposed FY 2027-2031 Capital Improvement Program recommendations with the following amendment:

- Changing the language to reflect the correct descriptions under the wastewater section.

A motion to **Approve Proposed FY 2027-2031 Capital Improvement Program recommendations with amendment**, was made by Matthew Caligur and seconded by Sapana Patel; the motion **Passed**.

Ayes: Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel, Matthew Caligur, Bradley Tilton

Absent: Chuck Brown, Timothy Hart

VII. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting June 2, 2026

Mary Smith, Commissioner

Mary Smith, Commissioner, attended and reported on the June 2, 2026, City Council meeting.

B. City Staff Report

- Calendar of Scheduled Meetings and Events

Lisa Kocich-Meyer, Director of Planning & Development Services

Lisa Kocich- Meyer, Director of Planning and Development Services, reported on upcoming scheduled meetings and events.

VIII. Adjournment

A motion to **Adjourn at 7:56 p.m.**, was made by Matthew Caligur and seconded by Mary Smith; the motion **Passed**.

Ayes: Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel, Matthew Caligur, Bradley Tilton

Absent: Chuck Brown, Timothy Hart

Linda Mendenhall, City Clerk





Planning & Zoning Commission Agenda Request

June 25, 2026

Agenda Request No: V.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Ethan Cantu, Principal Planner

Presented by: Ethan Cantu, Principal Planner

Responsible Department: Planning and Development Services

Agenda Caption:

PRELIMINARY PLAT EXTENSION - RYEHILL SECTION FIVE

Consideration of and action on the Ryehill Section Five Preliminary Plat Extension.

Recommended Action:

Staff recommends Approval of the Preliminary Plat Extension for Ryehill Section Five.

Executive Summary:

This is a request for a One-Year Extension for the Preliminary Plat for Ryehill Section Five. The Preliminary Plat consists of 32.243 acres and includes 114 single-family lots, 4 reserves, and 5 blocks. This property is part of the Ryehill Development and is located in the City's ETJ, south of FM 2759 and east of FM 762. Access will be provided via Ryehill Parkway from Lazy Daisy Lane.

A 30-foot drill site access easement (C.F. NO. 2024001915 O.P.R.F.B.C.) is located within the proposed Sand Lily Trail right-of-way and must be abandoned prior to Final Plat approval for this Section; however, it does not impact the approval of the Preliminary Plat.

This Preliminary Plat complies with the Pulte (Ryehill) Development Agreement in terms of lot sizes, lot widths, lot depths, building lines, and other development standards outlined in the agreement. It is also consistent with the General Plan (Exhibit B of the Development Agreement – amended 1/15/25) and meets the Subdivision Regulations in Chapter 5 of the Development Code.

The Preliminary Plat was unanimously approved by the Planning and Zoning Commission at their July 8, 2025, meeting. The July 8, 2025, approval remains valid and will provide the Developer one year to submit a Final Plat. Staff recommends approval of the Preliminary Plat Extension for Ryehill Section Five.

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. Applicant One-Year Extension Request Letter
2. Vicinity Map
3. Ryehill General Plan
4. Ryehill Section Five Preliminary Plat and Box Exhibit

**Ryehill Section 5
Preliminary Plat Extension Request
June 4, 2026
City of Sugar Land Planning Commission**

Dear Commissioners,

We respectfully request an extension of the approval for the preliminary plat for Ryehill Section 5. At this time, the final plat for this section has not been submitted and will not be submitted prior to the expiration of the current preliminary approval. This delay is due to the construction plans still being under review and not yet approved, which is a prerequisite to final plat submittal.




Granting an extension will allow sufficient time to obtain construction plan approval and proceed with submitting the final plat in accordance with City requirements. We estimate the final plat to be submitted in the next 1-2 months.

We appreciate your consideration of this request. Please let us know if any additional information is needed.

Sincerely,
Pape-Dawson



Ryehill Section Five

-  ETJ
-  City Limits
-  Subject Site

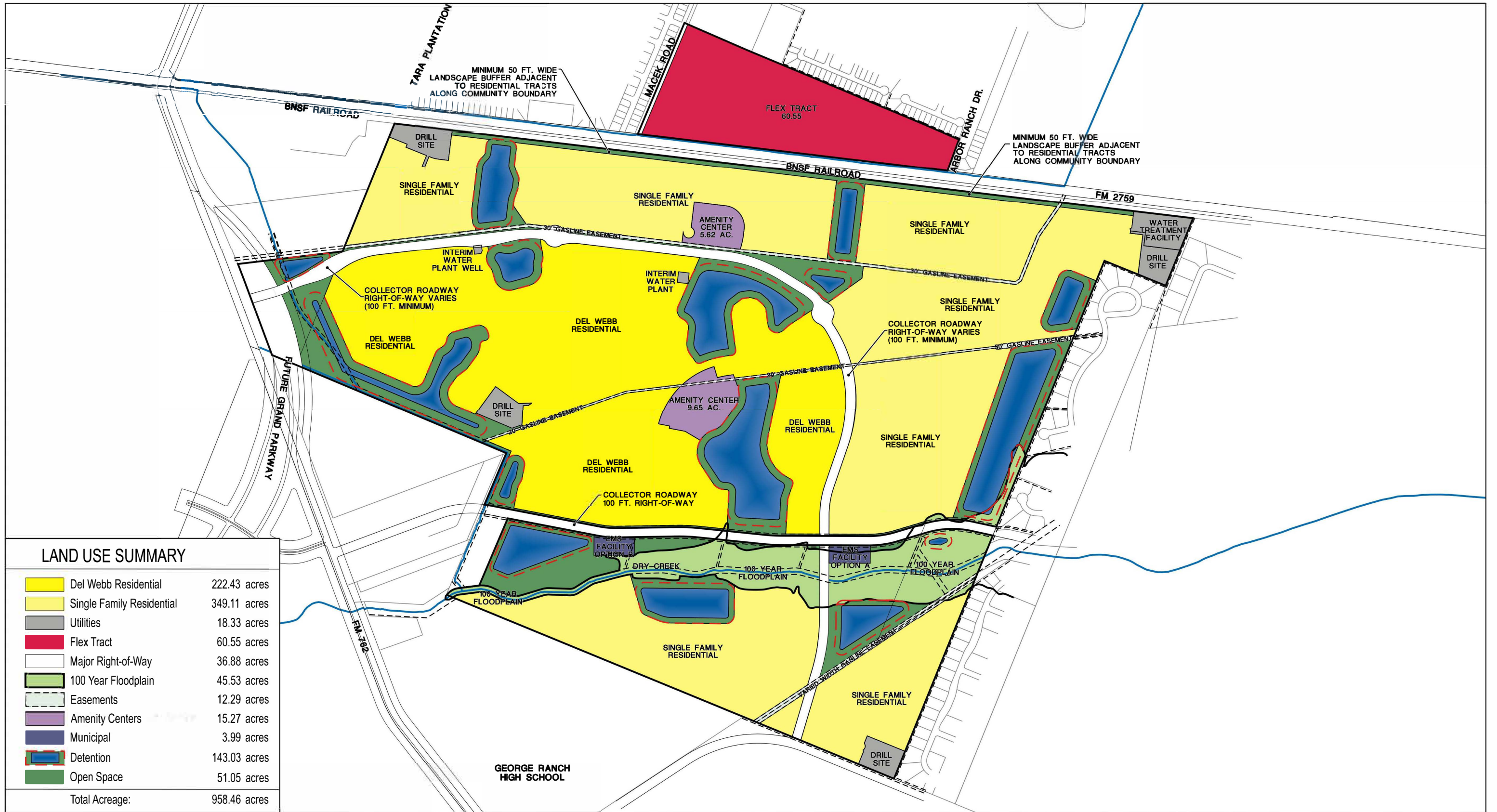


MAY 2026



This map has been produced from various sources. Every effort has been made to ensure the accuracy of this map. However, the City of Sugar Land assumes no liability or damages due to errors, or omissions. This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. If any errors are detected, please contact the GIS Division of Information Technology at (281) 279-2379.



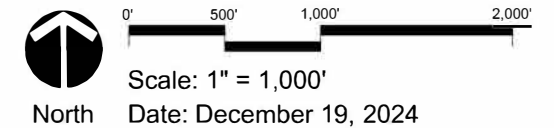


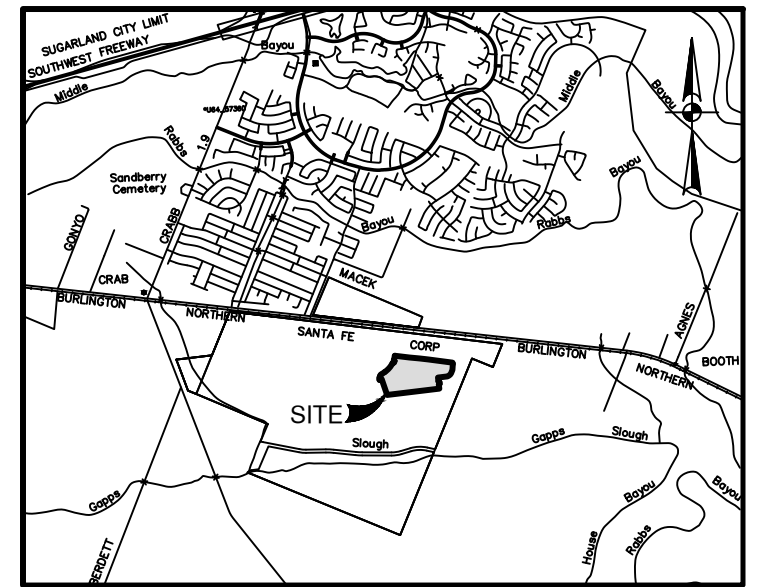
LAND USE SUMMARY

	Del Webb Residential	222.43 acres
	Single Family Residential	349.11 acres
	Utilities	18.33 acres
	Flex Tract	60.55 acres
	Major Right-of-Way	36.88 acres
	100 Year Floodplain	45.53 acres
	Easements	12.29 acres
	Amenity Centers	15.27 acres
	Municipal	3.99 acres
	Detention	143.03 acres
	Open Space	51.05 acres
Total Acreage:		958.46 acres

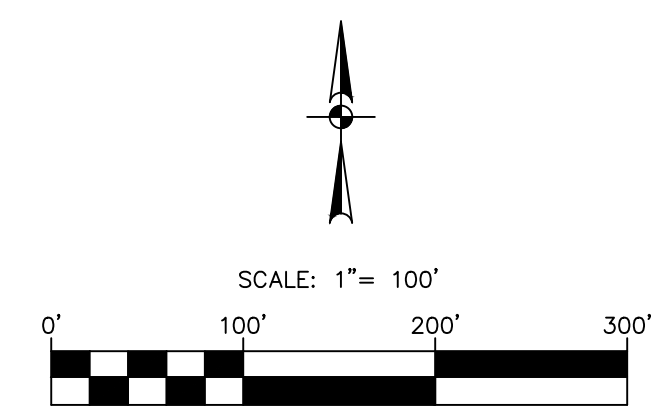
**CONCEPT PLAN
RYEHILL COMMUNITY**

PulteGroup, Inc.
SUGAR LAND, TEXAS





LOCATION MAP
NOT-TO-SCALE



LEGEND

FBCDR	FORT BEND COUNTY DEED RECORDS	POB	POINT OF BEGINNING
(SURVEYOR) ●	FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)	OPRFB	OFFICIAL PUBLIC RECORDS FORT BEND COUNTY NUMBER
O	SET 5/8" IRON ROD (PD)	BL	BUILDING LINE
OF NO	SET 5/8" IRON ROD (PD)-ROW	VOLUME	VOLUME PAGE(S)
ESMT	EASEMENT	ROW	RIGHT-OF-WAY
ETJ	EXTRATERRITORIAL JURISDICTION	R	RADIUS
AC	ACRE(S)	SF	SQUARE FEET
(A)	RESERVE LETTER	L	LENGTH
		(1)	BLOCK NUMBER

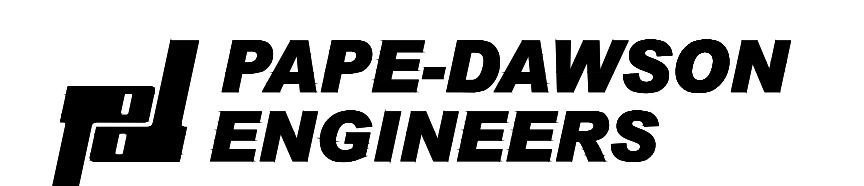
- (A) RESTRICTED RESERVE A (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.937 AC. 40,796 SQ.FT.
- (B) RESTRICTED RESERVE B (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.072 AC. 3,125 SQ.FT.
- (C) RESTRICTED RESERVE C (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.070 AC. 3,062 SQ.FT.
- (D) RESTRICTED RESERVE D (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 1.561 AC. 66,667 SQ.FT.

PRELIMINARY PLAT OF
RYEHILL SECTION FIVE

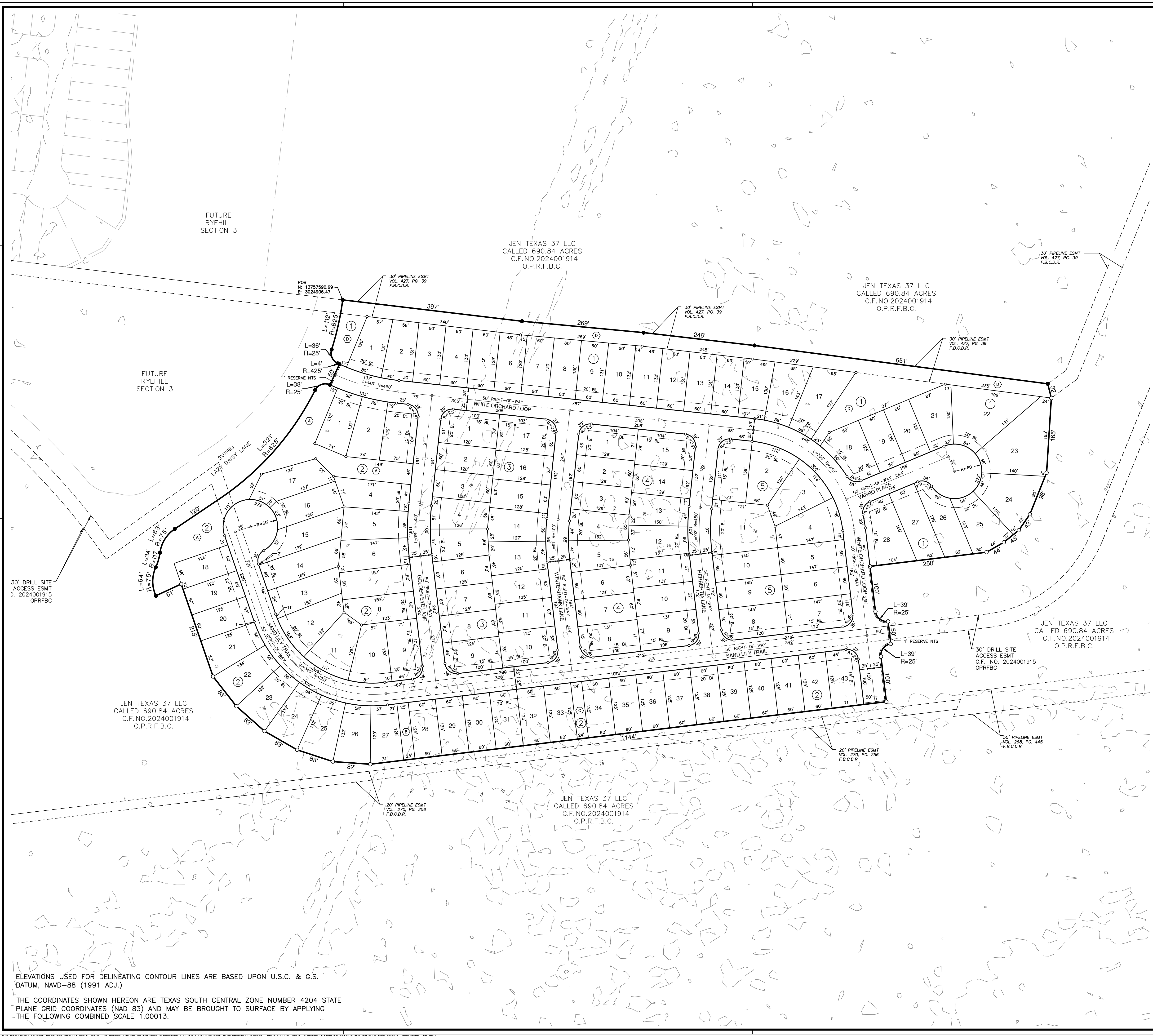
A SUBDIVISION OF 32.243 ACRES SITUATED IN THE ABNER KUYKENDALL SURVEY, A-48, IN THE CITY OF SUGAR LAND ETJ, FT. BEND COUNTY, TEXAS.

114 RESIDENTIAL LOTS 4 RESERVES 5 BLOCKS
DATE OF PREPARATION: JUNE 5, 2025

OWNER/DEVELOPER:
JEN TEXAS 37, LLC, A TEXAS LIMITED LIABILITY COMPANY
1401 LAKE PLAZA DRIVE, SUITE 200-158
SPRING, TEXAS 77389
TEL: (214) 394-0493

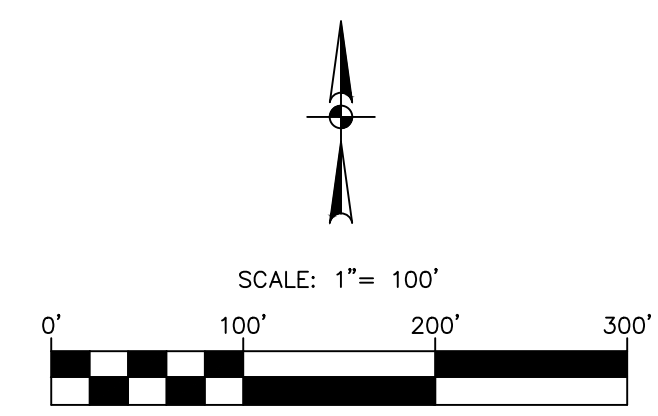
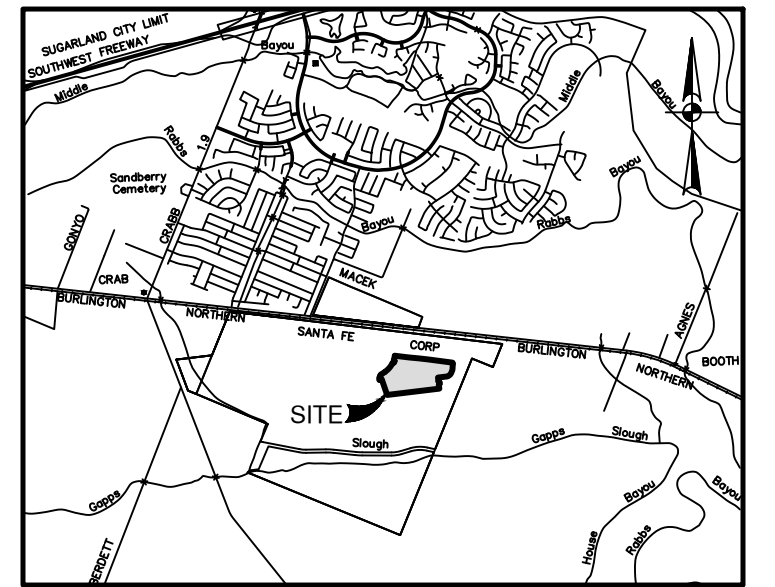


2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD-88 (1991 ADJ.)
THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00013.

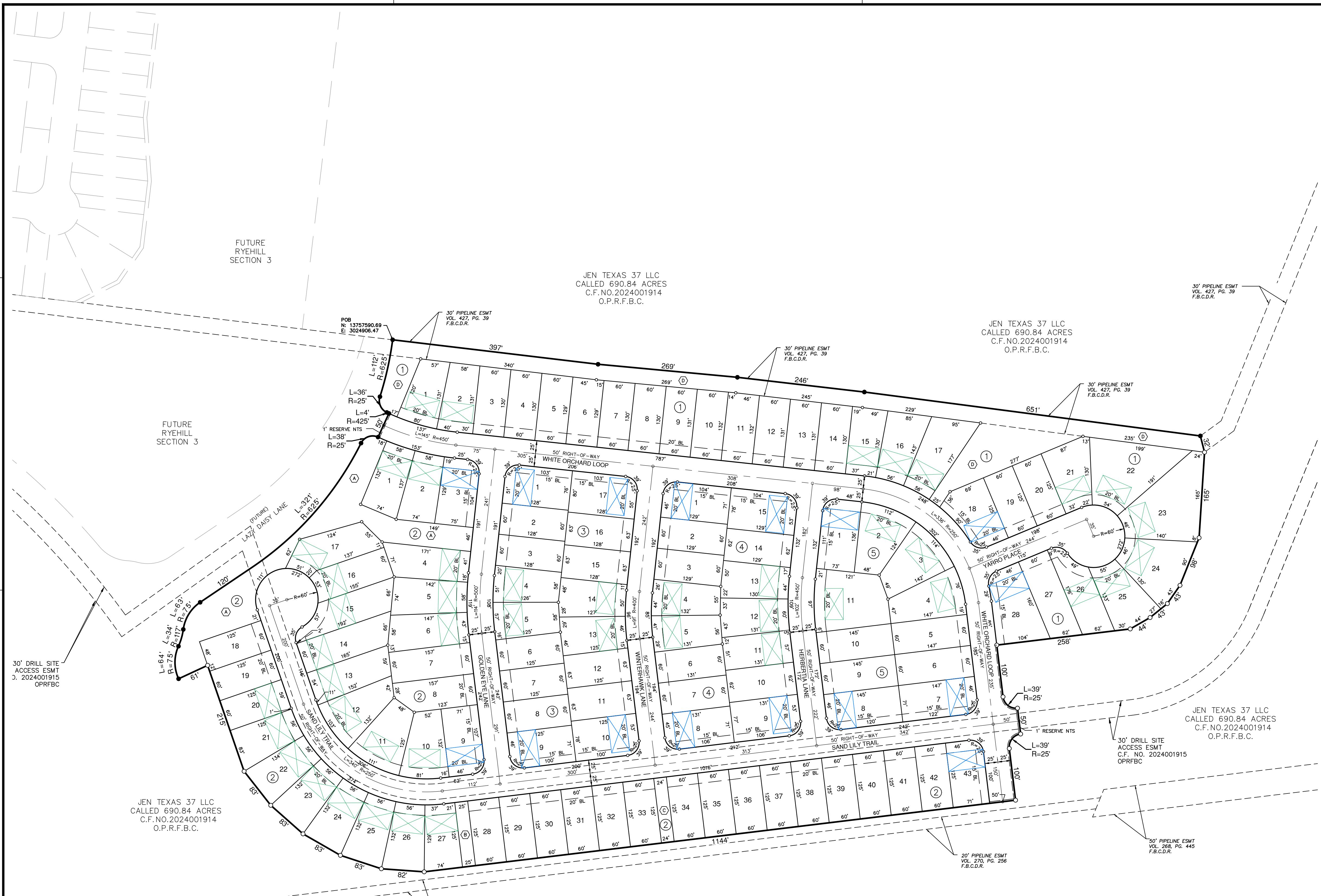
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CF NO	CLERK'S FILE NUMBER	ROW	RIGHT-OF-WAY
ESMT	EASEMENT	R	RADIUS
ETJ	EXTRATERRITORIAL JURISDICTION	SF	SQUARE FEET
AC	ACRE(S)	L	LENGTH
(A)	RESERVE LETTER	(1)	BLOCK NUMBER

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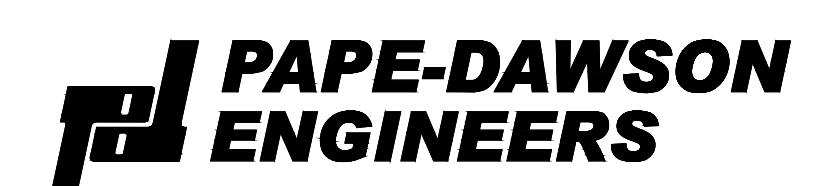


BOX EXHIBIT OF
RYEHILL SECTION FIVE

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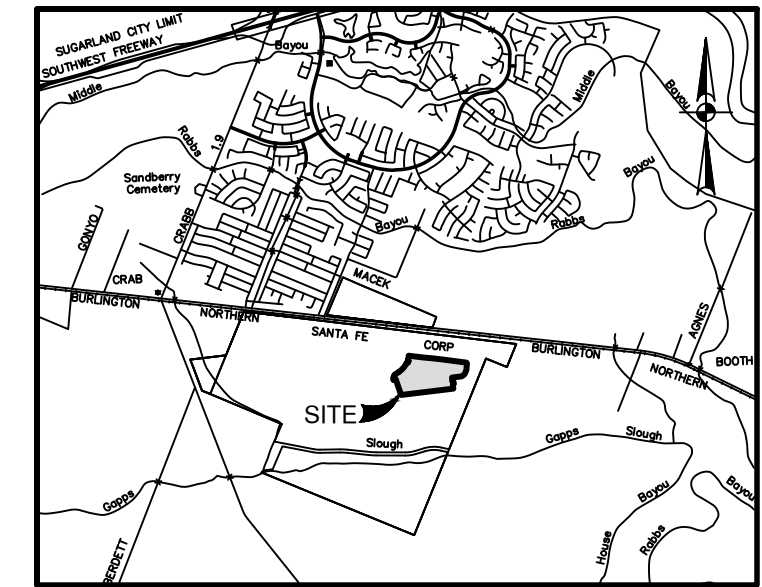
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LOCATION MAP
NOT-TO-SCALE

LEGEND	
SQ FT	SQUARE FEET

LOT LISTING	
LOT	AREA
BLOCK 1 LOT 1	8587 SQ FT
BLOCK 1 LOT 2	8370 SQ FT
BLOCK 1 LOT 3	7850 SQ FT
BLOCK 1 LOT 4	7808 SQ FT
BLOCK 1 LOT 5	7767 SQ FT
BLOCK 1 LOT 6	7728 SQ FT
BLOCK 1 LOT 7	7751 SQ FT
BLOCK 1 LOT 8	7801 SQ FT
BLOCK 1 LOT 9	7850 SQ FT
BLOCK 1 LOT 10	7899 SQ FT
BLOCK 1 LOT 11	7925 SQ FT
BLOCK 1 LOT 12	7896 SQ FT
BLOCK 1 LOT 13	7885 SQ FT
BLOCK 1 LOT 14	7834 SQ FT
BLOCK 1 LOT 15	8250 SQ FT
BLOCK 1 LOT 16	9452 SQ FT
BLOCK 1 LOT 17	11432 SQ FT
BLOCK 1 LOT 18	9947 SQ FT
BLOCK 1 LOT 19	7500 SQ FT
BLOCK 1 LOT 20	7500 SQ FT

LOT LISTING	
LOT	AREA
BLOCK 1 LOT 21	9670 SQ FT
BLOCK 1 LOT 22	17074 SQ FT
BLOCK 1 LOT 23	18295 SQ FT
BLOCK 1 LOT 24	12676 SQ FT
BLOCK 1 LOT 25	9950 SQ FT
BLOCK 1 LOT 26	9717 SQ FT
BLOCK 1 LOT 27	10076 SQ FT
BLOCK 1 LOT 28	12075 SQ FT
BLOCK 2 LOT 1	8781 SQ FT
BLOCK 2 LOT 2	8689 SQ FT
BLOCK 2 LOT 3	9188 SQ FT
BLOCK 2 LOT 4	9687 SQ FT
BLOCK 2 LOT 5	9444 SQ FT
BLOCK 2 LOT 6	9880 SQ FT
BLOCK 2 LOT 7	9424 SQ FT
BLOCK 2 LOT 8	8856 SQ FT
BLOCK 2 LOT 9	9139 SQ FT
BLOCK 2 LOT 10	9627 SQ FT
BLOCK 2 LOT 11	10320 SQ FT
BLOCK 2 LOT 12	10077 SQ FT

LOT LISTING	
LOT	AREA
BLOCK 2 LOT 13	9713 SQ FT
BLOCK 2 LOT 14	10705 SQ FT
BLOCK 2 LOT 15	10552 SQ FT
BLOCK 2 LOT 16	9016 SQ FT
BLOCK 2 LOT 17	10412 SQ FT
BLOCK 2 LOT 18	7500 SQ FT
BLOCK 2 LOT 19	7500 SQ FT
BLOCK 2 LOT 20	7526 SQ FT
BLOCK 2 LOT 21	8842 SQ FT
BLOCK 2 LOT 22	9131 SQ FT
BLOCK 2 LOT 23	9054 SQ FT
BLOCK 2 LOT 24	9054 SQ FT
BLOCK 2 LOT 25	9054 SQ FT
BLOCK 2 LOT 26	8911 SQ FT
BLOCK 2 LOT 27	8271 SQ FT
BLOCK 2 LOT 28	7500 SQ FT
BLOCK 2 LOT 29	7500 SQ FT
BLOCK 2 LOT 30	7500 SQ FT
BLOCK 2 LOT 31	7500 SQ FT
BLOCK 2 LOT 32	7500 SQ FT

LOT LISTING	
LOT	AREA
BLOCK 2 LOT 33	7500 SQ FT
BLOCK 2 LOT 34	7500 SQ FT
BLOCK 2 LOT 35	7500 SQ FT
BLOCK 2 LOT 36	7500 SQ FT
BLOCK 2 LOT 37	7500 SQ FT
BLOCK 2 LOT 38	7500 SQ FT
BLOCK 2 LOT 39	7500 SQ FT
BLOCK 2 LOT 40	7500 SQ FT
BLOCK 2 LOT 41	7500 SQ FT
BLOCK 2 LOT 42	7500 SQ FT
BLOCK 2 LOT 43	8679 SQ FT
BLOCK 3 LOT 1	9611 SQ FT
BLOCK 3 LOT 2	7663 SQ FT
BLOCK 3 LOT 3	7663 SQ FT
BLOCK 3 LOT 4	8212 SQ FT
BLOCK 3 LOT 5	8195 SQ FT
BLOCK 3 LOT 6	7500 SQ FT
BLOCK 3 LOT 7	7500 SQ FT
BLOCK 3 LOT 8	7500 SQ FT
BLOCK 3 LOT 9	8679 SQ FT

LOT LISTING	
LOT	AREA
BLOCK 3 LOT 10	9647 SQ FT
BLOCK 3 LOT 11	7906 SQ FT
BLOCK 3 LOT 12	7906 SQ FT
BLOCK 3 LOT 13	8533 SQ FT
BLOCK 3 LOT 14	8763 SQ FT
BLOCK 3 LOT 15	8078 SQ FT
BLOCK 3 LOT 16	8078 SQ FT
BLOCK 3 LOT 17	10057 SQ FT
BLOCK 4 LOT 1	8972 SQ FT
BLOCK 4 LOT 2	7750 SQ FT
BLOCK 4 LOT 3	7750 SQ FT
BLOCK 4 LOT 4	8232 SQ FT
BLOCK 4 LOT 5	8329 SQ FT
BLOCK 4 LOT 6	7877 SQ FT
BLOCK 4 LOT 7	7877 SQ FT
BLOCK 4 LOT 8	9123 SQ FT
BLOCK 4 LOT 9	10008 SQ FT
BLOCK 4 LOT 10	8173 SQ FT
BLOCK 4 LOT 11	8228 SQ FT
BLOCK 4 LOT 12	8867 SQ FT

LOT LISTING	
LOT	AREA
BLOCK 4 LOT 13	8600 SQ FT
BLOCK 4 LOT 14	8040 SQ FT
BLOCK 4 LOT 15	9950 SQ FT
BLOCK 5 LOT 1	9804 SQ FT
BLOCK 5 LOT 2	10476 SQ FT
BLOCK 5 LOT 3	10787 SQ FT
BLOCK 5 LOT 4	10409 SQ FT
BLOCK 5 LOT 5	8810 SQ FT
BLOCK 5 LOT 6	8810 SQ FT
BLOCK 5 LOT 7	10219 SQ FT
BLOCK 5 LOT 8	10075 SQ FT
BLOCK 5 LOT 9	8688 SQ FT
BLOCK 5 LOT 10	8688 SQ FT
BLOCK 5 LOT 11	14836 SQ FT

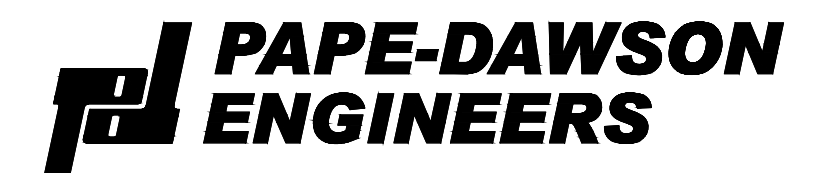
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DATE OF PREPARATION: JUNE 5, 2025

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 TEL: (214) 394-0493



2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



Planning & Zoning Commission Agenda Request

June 25, 2026

Agenda Request No: VI.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Jessica Rodriguez, Assistant Director of Planning & Development Services

Presented by: Jessica Rodriguez, Assistant Director of Planning & Development Services

Responsible Department: Planning and Development Services

Agenda Caption:

LAKE POINTE REDEVELOPMENT (LPR) DISTRICT

Review of and discussion on changes to the Lake Pointe Redevelopment (LPR) zoning district.

Recommended Action:

Hold a workshop to review and discuss draft changes to the Lake Pointe Redevelopment (LPR) zoning district.

Executive Summary:

The City of Sugar Land's Strategic Action Plan, adopted by City Council in February 2025 and readopted in October 2025, identifies five focus areas that were shaped by extensive community input and strategic planning; one of those five focus areas is "Fostering Sensitive Redevelopment." A key objective under "Fostering Sensitive Redevelopment" is the transformation of underutilized key sites, including the Lake Pointe Redevelopment District. In anticipation of the Fluor Corporation's relocation from its over 1-million-square-foot office campus, the City began proactively setting an environment for redevelopment of this site to be possible. One of the most critical steps was establishing zoning and regulations for the Lake Pointe Redevelopment District to signal the City's readiness for development. The zoning district was created and applied to the 52-acre former Fluor Campus in December 2023, and in May 2025, a Redevelopment Concept Plan and the Lake Pointe Redevelopment and Economic Development Incentive Agreements were approved by City Council – other critical components to bringing the redevelopment of this site to fruition.

Redevelopment of existing sites are complex and sensitive. Since adoption of the original Lake Pointe Redevelopment District, staff has continued to evaluate and refine district regulations, bringing forward two revisions in May and November 2025. As staff and the property owner, Lovett, work on design and layout for Phase 1 of the project, we have encountered competing priorities such as preserving trees, maintaining desired density, meeting development regulations, such as easement requirements, and working within the restrictions of a previously developed site. To continue the thoughtful and strategic redevelopment of this site, staff has identified opportunities to refine the code to address some of these challenges:

1. Relief from Pedestrian Realm requirements where an existing building makes it impossible

- to meet the regulations and how an existing building's setback is measured,
2. Adding a definition for Substantial Improvement, and
 3. Revisions to the Lot Corner provisions for middle housing development.

The purpose of this agenda item is for the Planning & Zoning Commission to hold a workshop to review and discuss proposed amendments to the Lake Pointe Redevelopment (LPR) zoning district.

Pedestrian Realm

The existing Fluor parking garage located on Creekbend Drive has presented design challenges to utilize the existing driveway and parking lot network for a street and residential layout. Namely, the existing driveways being reconstructed to function as streets within the Lake Pointe Green development and parking lot areas where residential lots and alleys are laid out. The purpose behind utilizing the existing internal driveway network is to preserve as many trees as possible onsite where trees line existing driveways.

The proposed amendment would not require a Pedestrian Realm along an existing building, but only when a Pedestrian Realm is required on the opposite side of the Street. Pedestrian Realms require two zones, a Clear Zone and a Pedestrian Enhancement Zone. The Pedestrian Realm serves as the interface between buildings and streets, creating a safe and accessible environment for pedestrians while contributing to the character of the public realm. The Clear Zone accommodates pedestrian circulation, while the Pedestrian Enhancement Zone provides space for landscaping, street trees, lighting, and other streetscape elements that enhance comfort, safety, and the overall quality of the pedestrian experience. The intent of the Pedestrian Realm is to support walkability and connectivity throughout the development. However, where existing buildings or site constraints make construction of the required streetscape improvements impractical, limited relief may be appropriate to provide the overall pedestrian network and streetscape objectives of the district are maintained. See **Sec. 2-119. A. Street Layout. 1. Pedestrian Realm. a.** in the attached Draft Redline document for the proposed text amendment. Due to proposed changes to the Pedestrian Realm requirement, how an existing building's setback is measured also needed to be clarified. Instead of the existing building setback being measured from the back of the Pedestrian Realm, the existing building setbacks will be measured from the property line. See **Table 2-118.1: Bulk Regulations for Nonresidential, Multi-Family and Mixed-Use Development**, in the attached Draft Redline document for the proposed text amendment.

Substantial Improvement

Staff reviewed other provisions of the LPR district to identify potential conflicts with existing buildings that are intended to remain as part of the redevelopment. As a result, additional language is proposed to clarify that existing buildings shall not comply with Section 2-121 regarding development standards for existing buildings. This amendment confirms that existing buildings are not required to meet current district standards related to storefront transparency, 360-degree architecture, building entrances, and similar design requirements unless the building undergoes a Substantial Improvement as defined by the Development Code. See **Sec. 2-121.I. Existing Buildings** for proposed text amendment. Additionally, a proposed definition for Substantial Improvement is being added to **Chapter 10, Sec. 10-3. Definitions.**

Lot Corner – Middle Housing

The proposed amendment revises the definition of Corner Lots in **Table 2-118.2: Bulk Regulations for Middle Housing Development** and **Chapter 10, Sec. 10-3. Definitions - Lot, Corner** to include lots located at the intersection of a Street and a Mews. While the Development Code defines a Mews as requiring frontage on a public street with pedestrian access from adjoining lots, within the LPR district

Mews function as key pedestrian corridors that provide connectivity throughout the development and serve a similar role to streets. This revision will ensure the lot corner standards are applied consistently with the intended design and circulation pattern of Lake Pointe Green.

The proposed changes to the Lake Pointe Redevelopment (LPR) 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 with both clean and red-line versions.

Anticipated next steps after the Commission holds the workshop are to incorporate Commission feedback to hold a Public Hearing for Consideration and Action at the July 23, 2026, Planning and Zoning Commission 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. Summary of Draft Code Changes
2. PART_5. __LAKE_POINTE_REDEVELOPMENT_DISTRICT__LPR__DRAFT_REDLINE_06.01.2026
3. PART_5. __LAKE_POINTE_REDEVELOPMENT_DISTRICT__LPR__DRAFT_CLEAN_06.01.2026
4. Chapter_10 __DEFINITIONS_REDLINE_06.04.26
5. Chapter_10 __DEFINITIONS_CLEAN_06.04.26

**Lake Pointe Redevelopment (LPR) District
Summary of Draft Code Changes**

Chapter 2, Zoning Regulations

PART 5. - LAKE POINTE REDEVELOPMENT DISTRICT (LPR)

Sec. 2-118. – District Regulations.

- Regulations for Nonresidential, Multi-family and Mixed-use Development
 - Front and Street Side Setback: clarify Front and Street Side minimum and maximum setbacks for existing buildings where a Pedestrian Realm is not required

- B. Regulations for Middle Housing Development
 - Front and Street Side Setback: clarify that urban homes are permitted a maximum lot with for defined “corner lots”

Sec. 2-119. – Lot Layout and Site Design Regulations.

- Regulations for Pedestrian Realm
 - Provide relief for Pedestrian Realm standards where an existing building fronts along a Street

Sec. 2-121. – Building Design and Additional Development Standards—Multi-Family, Mixed-Use and Nonresidential Development.

- Existing Buildings
 - Not requiring existing buildings to comply with ground level design, building form, 360-degree architecture, façade articulation, building transparency regulations unless a substantial improvement is made

Chapter 10, Definitions

Sec. 10-3. – Definitions

- Added definition for Substantial Improvement
- Revised definition for Corner Lot

PART 5. - LAKE POINTE REDEVELOPMENT DISTRICT (LPR)

Sec. 2-116. - Statement of Intent.

The Lake Pointe Redevelopment (LPR) District aims to create a livable environment with vibrant, pedestrian-friendly Mixed-Use areas within the Lake Pointe Regional Activity Center, as designated in the Comprehensive Plan. It encourages a variety of housing types, compatible nonresidential uses like lodging, offices, commercial and community facilities, and other amenities. The primary goal of the District is to create a walkable human-scale environment characterized by active streetscapes and dynamic Civic Spaces. The District promotes the design and arrangement of buildings around the Pedestrian Realm and waterfront features to enhance the pedestrian experience. Development in the District should seamlessly integrate with the surrounding residential neighborhoods by locating taller buildings in the District's core and reducing density at the edges.

Sec. 2-117. - Minimum Housing Mix Requirement.

A. *Minimum Housing Mix.*

1. The Lake Pointe Redevelopment District must incorporate a minimum of 3 housing types. Housing types should be interspersed and evenly distributed throughout the development. Housing types may include:
 - a. Dwelling, Urban Home.
 - b. Dwelling, Single-Family Attached.
 - c. Dwelling, Two-Family.
 - d. Dwelling, Multiplex.
 - e. Dwelling, Multi-Family.
 - f. Dwelling, Live/Work.

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 <ul style="list-style-type: none"> i. 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% of the building face shall be built to the easement line. iii. If an existing building is present, it shall be measured from the property 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		0/20 feet (a)
Street side, minimum/maximum		0/20 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	Lots fronting on a Public Street	4 stories but not more than 55 feet
	Lots fronting on a Mews	3 stories but not more than 45 feet

Dwelling, Urban Home Maximum Lot Width	40 feet (e)
<p>REFERENCES</p> <p>a. Front and Street Side</p> <ul style="list-style-type: none"> 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, 60% of the building face shall be built to the easement line. <p>b. Townhome attached on 2 sides - 0 feet. Townhome attached on 1 side and other side yard open - 3 feet.</p> <p>c. Side setbacks shall be established on the plat and shall be:</p> <ul style="list-style-type: none"> i. Three feet on each side; or ii. Zero feet on one side and 6 feet on second side; or iii. For the rear 40 feet on 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. <p>d. Rear, minimum shall be as follows:</p> <ul style="list-style-type: none"> i. For rear-loading lots, Rear Yard setback shall be measured from the edge of alley or private drive pavement. <p>e. For Corner Lots, maximum lot width shall be 50 feet.</p>	

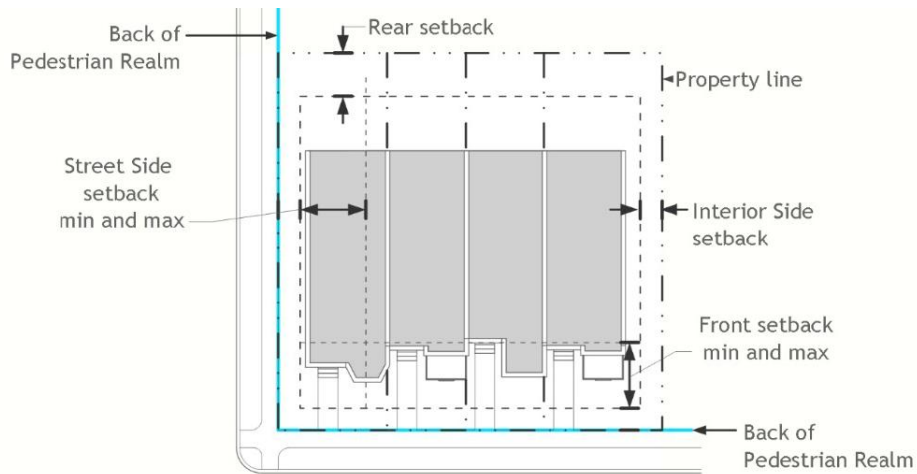


Figure 2-118.A.1: Setbacks - Single-Family Attached

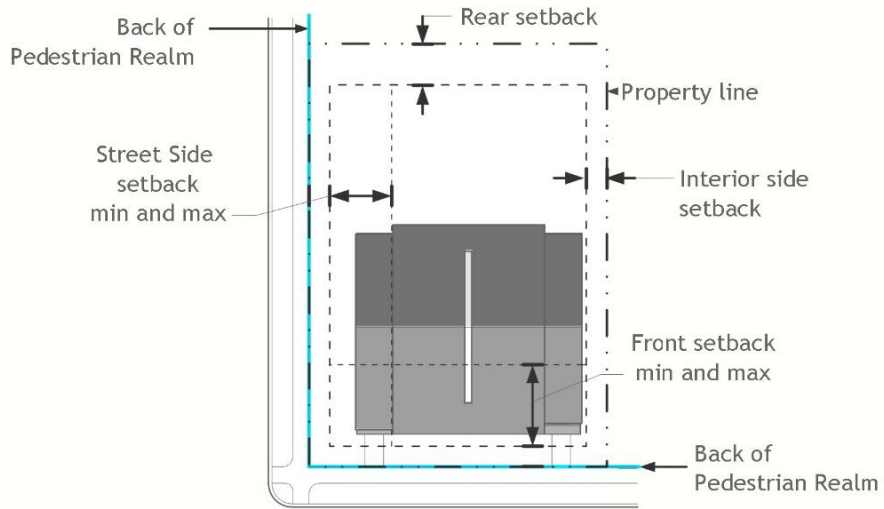


Figure 2-118.A.2: Setbacks - Two-Family (Duplex)

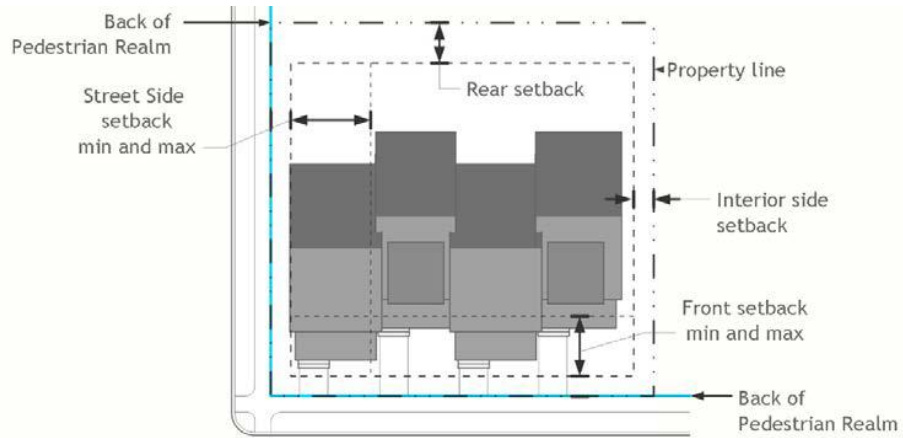


Figure 2-118.A.3: Setbacks - Triplex, Quadplex and Sixplex

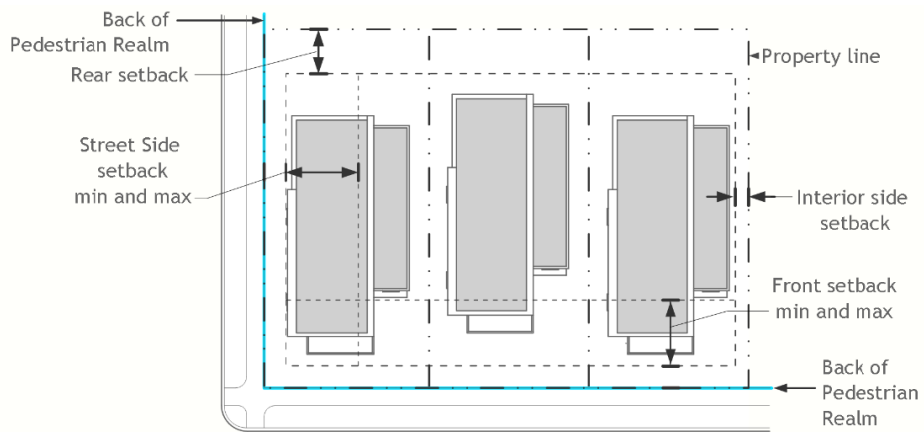


Figure 2-118.A.4: Setbacks - Urban Home Dwelling

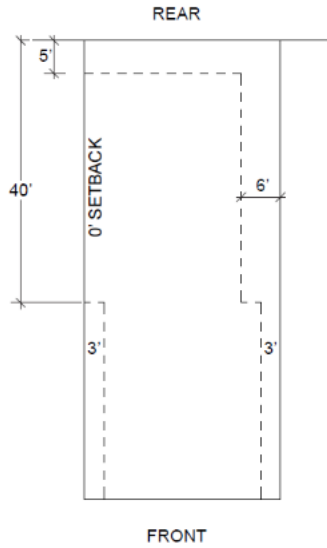


Figure 2-118.A.5: Variable Side Setbacks - Urban Home Dwelling

Sec. 2-119. - Lot Layout and Site Design Regulations.

A. *Street Layout.*

1. *Pedestrian Realm.*

- a. As illustrated in **Figure 2-119.A: Pedestrian Realm**, a Pedestrian Realm must be provided along Streets and shall consist of two zones: a Clear Zone (sidewalk) and a Pedestrian Enhancement Zone. The Clear Zone is intended to provide a clear path of travel for pedestrian movement and the Pedestrian Enhancement Zone is intended for the placement of street trees, street furniture and other fixtures in a manner that does not obstruct pedestrian access or motorist visibility. **A Pedestrian Realm is not required along the length of an existing Building only when the opposite side of a Street is required to provide a Pedestrian Realm In all other circumstances, a Pedestrian Realm shall be provided in accordance with this Section.**

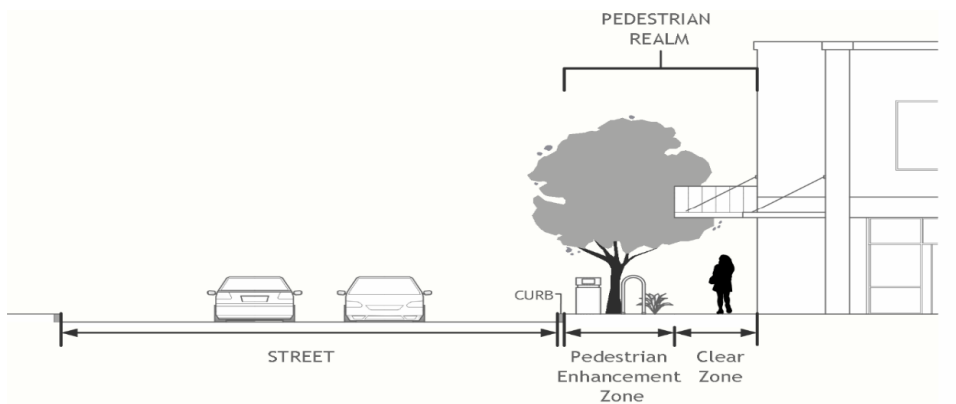


Figure 2-119.A: Pedestrian Realm

- b. The following standards shall apply to these zones:

Table 2-119.1: Pedestrian Realm Requirements by Roadway Classification		
Roadway Classification (a)	Minimum Clear Zone Width	Minimum Pedestrian Enhancement Zone Width
Type 1 Streets: Major Collector/Minor Collector	8 feet	8 feet
Type 2 Streets: Local Street/Primary Access Easement	10 feet	8 feet(b)
<p>REFERENCES</p> <p>a. As identified and defined in the City of Sugar Land Master Thoroughfare Plan.</p> <p>b. Type 2 Streets adjacent to Middle Housing developments shall have a minimum Clear Zone width of 5 feet.</p>		

- c. Sections of the Clear Zone may be reduced for temporary or permanent outdoor dining or other pedestrian amenities such as seating for a length of no more than 75 continuous feet, but a 5-foot clear space must be maintained at all times.
 - d. Pedestrians within the Clear Zone shall be provided shade through the use of Trees or shade structures, such as Awnings or Canopies.
 - (1) Trees shall meet the requirements set forth in Section 2-120 and the City's Design Standards.
 - (2) When on-street parking is located within the Pedestrian Enhancement Zone, shade structures shall be utilized to meet this requirement.
 - (3) If utilities are located within the Clear Zone, the proposed shade structure shall have a minimum vertical clearance of 14 feet.
 - e. On-street parking may be permitted within the Pedestrian Enhancement Zone along Type 2 Streets. Additional standards are located in the Design Standards.
 - f. Enhancements required within the Public Realm are described in Section 2-120: Pedestrian Realm Enhancements.
- B. *Connectivity.*
- 1. *General.*
 - a. All public streets, roads, trails, and rights-of-way shall be consistent with the adopted Mobility Master Plan (Master Thoroughfare Plan).
 - 2. *Cross Access.*
 - a. To facilitate vehicular, pedestrian, and bicycle cross access between abutting sites, encourage shared parking, and minimize access points along streets, sites shall comply with the following standards:
 - (1) The internal circulation system shall be designed to allow for cross-access between sites.
 - (2) Required vehicular cross access between the abutting lots shall be provided through the use of a single two-way driveway or drive aisle, or two one-way driveways or aisles that are sufficiently wide to accommodate traffic by automobiles, service vehicles, loading vehicles, and emergency vehicles.

- (3) The Director may waive or modify the requirement for cross access if the requirement would:
 - i. Create unsafe conditions; or
 - ii. Impede the application of other design requirements in the Development Code.

C. *Parking Location, Size, and Pedestrian Connectivity.*

1. *On-Street Parking Location.* Angled, perpendicular, or parallel parking that is designed to function as on-street parking must meet the following two conditions:
 - a. The parking must not adversely affect public safety or circulation; and
 - b. Each parking space must be located adjacent to and be directly accessible from a Street.
 - c. The parking must be constructed and designed in accordance with the City's Design Standards.
2. *Parking Lot Location.*
 - a. Parking Lots shall be located to the side or rear of the Primary Façade. See **Figure 2-119.B: Parking Lot Location**.
 - b. Parking Lots, loading, and service areas must be designed to minimize impacts on adjacent residences. They shall be located away from shared property lines and screened from neighboring residences.
3. *Parking Lot Size.*
 - a. Sites with more than 50 Multi-Family units must be served by Structured Parking and may not have Parking Lots that exceed 15% of the total site area.
 - b. For all other sites, Parking Lots shall not exceed 40% of the site's total area.
 - c. The Director may approve of a Parking Lot that exceeds the maximum Parking Lot size requirements above if the Parking Lot serves multiple sites.

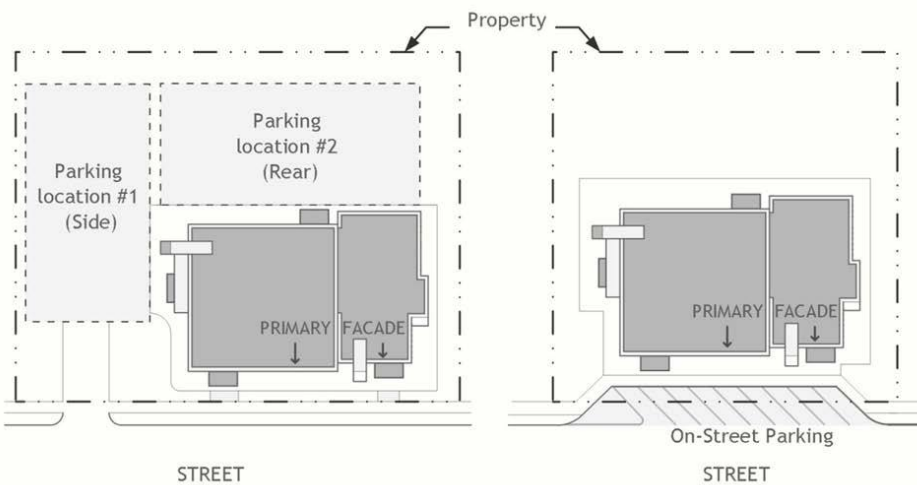


Figure 2-119.B: Parking Lot Location

4. *Pedestrian Walkways in Parking Lots.*

- a. All sites with Parking Lots containing 7 or more parking spaces shall provide an on-site system of pedestrian walkways that provide direct access and connections to and between the following elements.
 - (1) The Primary Entrance or Entrances to each building, including pad-site buildings;
 - (2) Any sidewalks, walkways, or multi-use paths on adjacent properties that extend to the boundaries shared with the site;
 - (3) Any Parking Lots intended to serve the site;
 - (4) Any sidewalk system along the perimeter Streets adjacent to the site;
 - (5) Any public transit station areas, transit stops, park and ride facilities, or other transit facilities on-site or along an adjacent Street; and
 - (6) Any adjacent or on-site public park, trail system, open space, greenway, or other public or Civic Space or amenity.
- b. As shown in **Figure 2-119.C: Pedestrian Walkways in Parking Lots**, Pedestrian walkways required above shall:
 - (1) Be a minimum of 5 feet wide;
 - (2) Be distinguishable from areas used by vehicles in one or more of the following ways:
 - (i) Varying surfacing material, patterns, and/or paving color, but not including the painting of the paving material;
 - (ii) Varying paving height;
 - (iii) Decorative bollards; or
 - (iv) Raised median walkways with landscaped buffers;

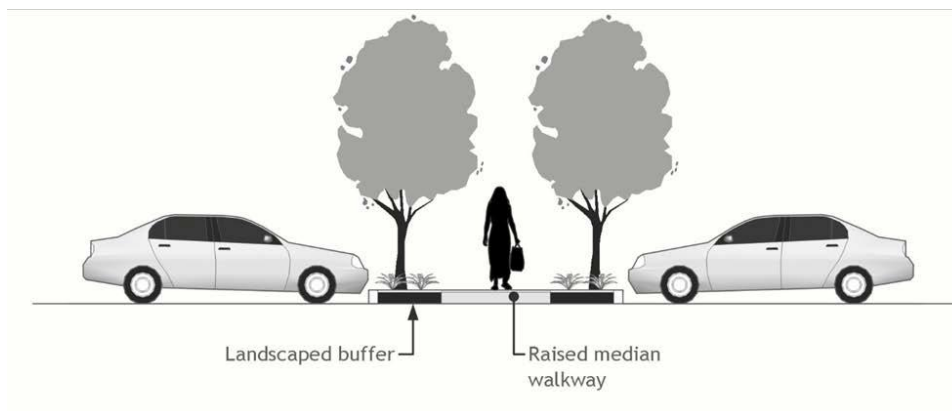


Figure 2-119.C: Pedestrian Walkways in Parking Lots

- (3) Be designed with similar and/or complementary details, colors, and finishes as other interconnected walkways;
- (4) Have adequate lighting for security and safety;
- (5) Be conveniently and centrally located on the subject property;
- (6) Be ADA-accessible; and
- (7) Not include barriers that limit pedestrian access between the subject property and required connections to adjacent properties.

- D. *Pedestrian Connectivity.* Building façades that are longer than 400 feet in length must provide a midblock pedestrian connection through the building, as shown in **Figure 2-119.D: Midblock Pedestrian Connection.**

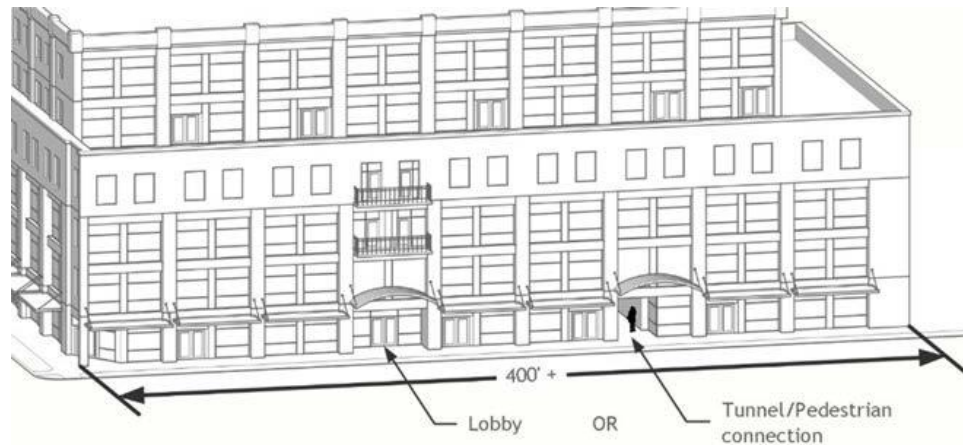


Figure 2-119.D: Midblock Pedestrian Connection

- E. *Private Garages and Surface Parking for Middle Housing.*

1. Garages shall be located behind dwelling units and accessed by alleys or private drives.
2. Garages shall be setback a minimum of 5 feet from an alley or private drive. Any additional setback beyond 5 feet must be at least 18 feet from the edge of the alley/private drive. See **Figure 2-119.E: Rear Loading Garage Setback.**

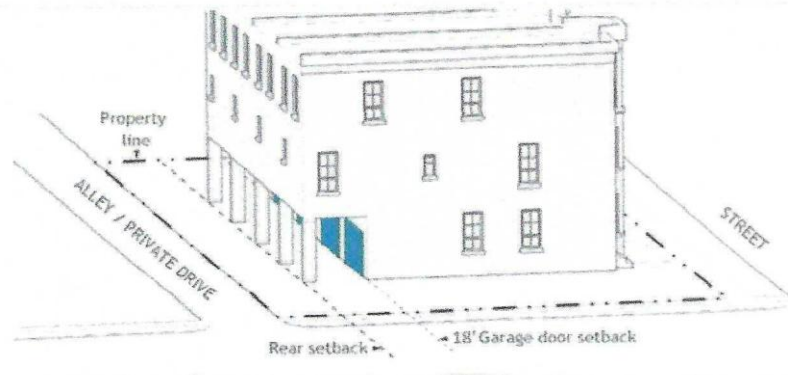


Figure 2-119.E: Rear Loading Garage Setback

3. Parking shall be designed to limit curb cuts and most efficiently park vehicles.
4. Parking may take place on a shared, paved Parking Lot or in shared driveways.

Sec. 2-120. - Pedestrian Realm Enhancements.

The Pedestrian Realm, as required by Section 2-119: Lot Layout and Site Design Regulations, shall include amenities to enhance the pedestrian experience. All pedestrian amenities shall comply with the City's Design Standards.

- A. *Pedestrian Amenities Required for All Development.* The Pedestrian Enhancement Zone must include the following amenities:
1. Pedestrian-scaled lighting poles or bollards, no more than 15 feet in height, shall be installed at even intervals where possible.
 2. One Tree shall be provided for every 40 linear feet of street frontage or portion thereof. Trees must be at least 10 feet in height and have a minimum 4-inch caliper immediately after planting. Tree caliper is measured 6 inches from natural ground level. The Director may credit each preserved Protected Tree in the Lake Pointe Redevelopment District by counting it as two Trees that would otherwise be required to comply with this requirement, if it substantially serves the purpose of this Section to enhance the pedestrian experience.
 3. The Director may allow or require minor deviations from the requirements of this Section in order to compensate for an unusual site condition or to protect a natural feature or public infrastructure.
- B. *Additional Pedestrian Amenities for Nonresidential, Multi-Family, and Mixed-Use Buildings.*
1. *Applicability.* This subsection sets forth a range of options for pedestrian enhancements to improve the streetscape and foster a pedestrian-oriented environment. Sites shall provide pedestrian enhancements in the Pedestrian Enhancement Zone. Any combination of options from **Table 2-120.1: Pedestrian Enhancement Options** may be used to achieve a minimum of 8 points required for each site. To satisfy these requirements, amenities must be open and accessible to the public.
 - a. *Middle Housing Exempt.* Lots exclusively occupied by Middle Housing shall not be required to provide additional pedestrian amenities as set forth in **Table 2-120.1: Pedestrian Enhancement Options**.
 - b. *Pedestrian Enhancement Options.*

Table 2-120.1: Pedestrian Enhancement Options	
Description	Points
Spaces and Areas	
An enhanced landscaped area provided such landscaped area has a minimum depth and width of 10 feet and a minimum total area of the lesser of 650 square feet or 2% of the net site area. Enhanced landscaping includes additional plant quantity and varieties, pedestrian accommodations, raised beds, and landscape walls or similar hardscape elements.	1 point (Maximum 3)
A playground, patio, or plaza with outdoor seating areas, provided the playground, patio, or plaza has a minimum depth and width of 10 feet and a minimum total area of 300 square feet.	2 points
Shade provided for the playground, patio, or plaza using Canopies pergolas, shade trees(minimum 6-inch caliper), or other coverings.	2 points
Site Features	
At least 1 Blank Wall treatment: <ul style="list-style-type: none"> • Install trellises with climbing vines or plant materials along wall; • Provide a planting bed with plant material that screens at least 50% of the wall surface; or • Provide artwork on the surface. 	1 point

Creative, ornate or decorative art installations, sculptures, murals, or other intentional artwork	1 point (Maximum 2)
Rain gardens, street-side swales, soil and turf management or other appropriate storm water infiltration system(s) to capture and infiltrate a minimum of 25% of site-generated stormwater (subject to Engineering approval)	3 points
Seating every 50 feet adjacent to the building or within the Pedestrian Enhancement Zone, provided such seating includes a variety of seating types and figurations, accommodates solitary and social activities, and provides a safe, comfortable seating surface with smooth, even surfaces and curved edges. The following kinds of seating may be used to meet the requirement: moveable seating, fixed individual seating, fixed benches with and without backs, and seating designed into architectural features (e.g., walls, planter ledges, and seating steps).	1 point
Shade provided for seating areas using Canopies, pergolas, shade trees (minimum 6-inch caliper), or other coverings.	1 point
Trash and recycling receptacles installed every 250 feet along the building frontage and at each building entrance adjacent to a pedestrian walkway	1 point

Sec. 2-121. - Building Design and Additional Development Standards—Multi-Family, Mixed-Use and Nonresidential Development.

- A. *Building Arrangement.* Buildings on sites larger than 5 acres shall be organized to create pedestrian-friendly spaces and streetscapes and should be arranged to frame Streets and Civic Spaces (see Figure 2-121.A: Building Arrangement).



Figure 2-121.A: Building Arrangement

- B. *Civic Space.*

1. A minimum of 5% of the Lake Pointe Redevelopment District shall be dedicated to Civic Space. Area within the Pedestrian Realm that is adjacent to a Street shall not count towards required Civic Space.
2. Civic Space shall be provided along waterfront properties. Where a trail is proposed, the minimum width shall be 10 feet.
3. In the Lake Pointe Redevelopment District, the parkland dedication requirement set forth in Section 5-30 may be satisfied through the provision of Civic Space if:
 - a. The Civic Space contains recreational amenities, as described in Section 5-30.6; and
 - b. The Parks and Recreation Director approves of the proposed recreational amenities.
4. *Kiosks*. Kiosks, whether temporary or permanent structures, shall be permitted within a Civic Space provided that the structure:
 - a. Is a maximum of 20 feet in height and no larger than 200 square feet;
 - b. Is occupied by a use permitted in the LPR District;
 - c. Complies with all applicable building codes; and
 - d. Does not impede and is not located within any Clear Zone.

C. *Building Orientation and Siting.*

1. Buildings shall be oriented so that the Primary Façade faces the Street or Civic Space.
2. A minimum of 70% of the Primary Façade along the Street shall be located within the Build-to-Zone (see Figure 2-121.B: Building Siting).
3. On corner lots, a minimum of 30% of the side street building façade shall be located within the Build-to-Zone (see Figure 2-121.B: Building Siting).

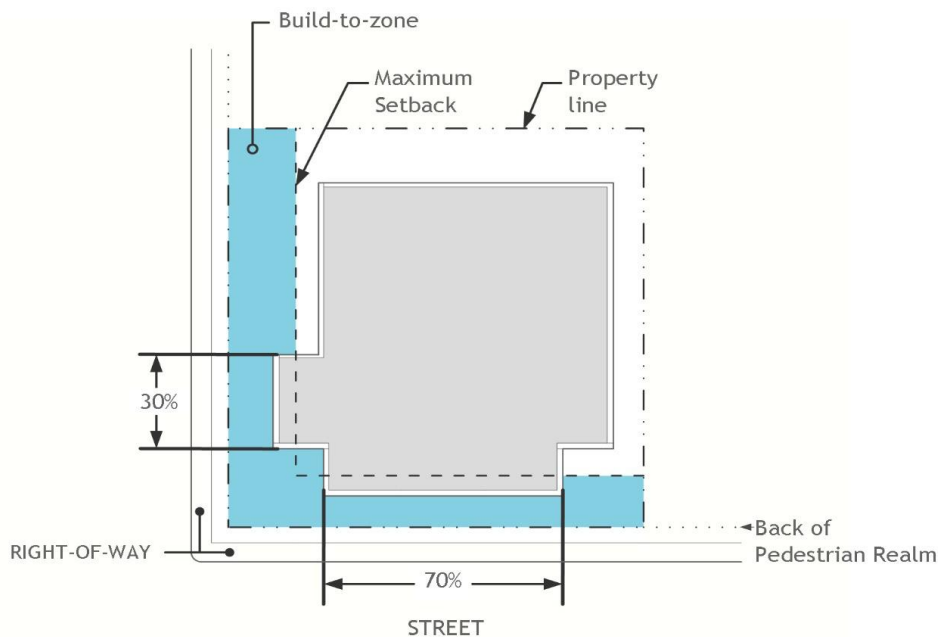


Figure 2-121.B: Building Siting

4. The minimum building siting requirement may be reduced for an outdoor seating and dining area as shown in Figure 2-121.C: Minimum Frontage Requirements - Outdoor Seating and Dining, provided such area is designed and located:

- a. To avoid interference with any pedestrian access ramp from any abutting street onto the Clear Zone, and to avoid all areas required for maneuvering of wheelchairs and other ambulatory devices at the top of any pedestrian access ramp; and
- b. To meet the standards for Clear Zone set forth in Section 2-119.A.2.

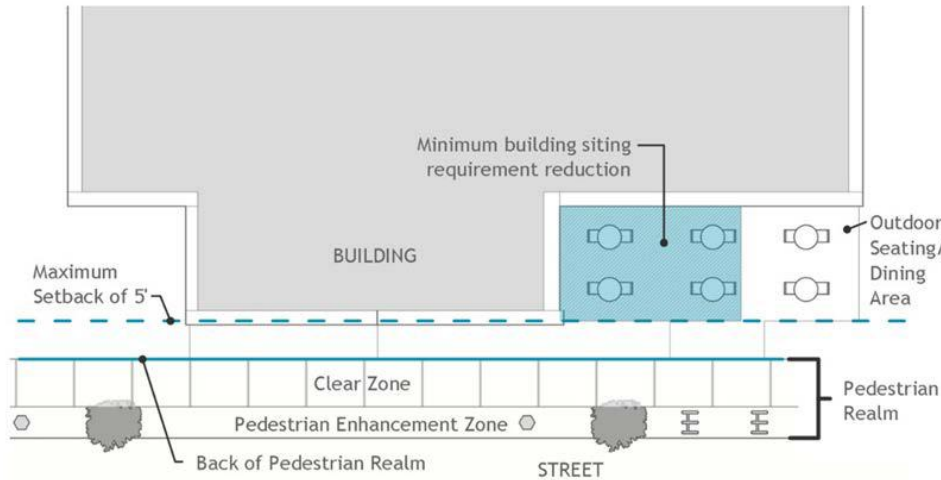


Figure 2-121.C: Minimum Frontage Requirements- Outdoor Seating and Dining

D. Building Entrances.

- 1. Each ground level building and separate tenant space shall have at least 1 Primary Entrance to the adjacent Street or Civic Space (see Figure 2-121.D: Building Entrances). Shared/common lobbies may count as a Primary Entrance for tenant spaces with entrances internal to the building.
 - a. If a natural geographic feature, such as a waterway or other major landscaping feature, public park, trail, or other open space is on or adjacent to the site, each building shall have a Primary Entrance connecting to the feature.
 - b. A corner entrance may count as a Primary Entrance for any intersecting features (see Figure 2-121.E: Orientation Toward Primary Street Frontage).

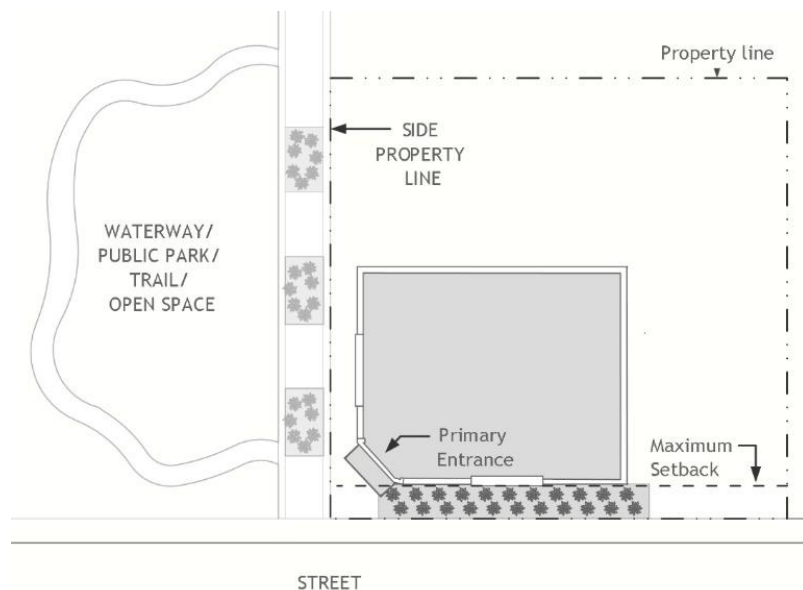


Figure 2-121.D: Orientation Toward Primary Street Frontage

2. Primary Entrances shall be defined and articulated with architectural elements such as pediments, columns, porticos, porches, overhangs, or other similar elements approved by the Director (see Figure 2-121.E: Building Entrances).
3. All ground-floor entrances shall be covered or inset to provide shelter from inclement weather. The inset or cover shall be no less than 20 square feet (see Figure 2-121.E: Building Entrances).

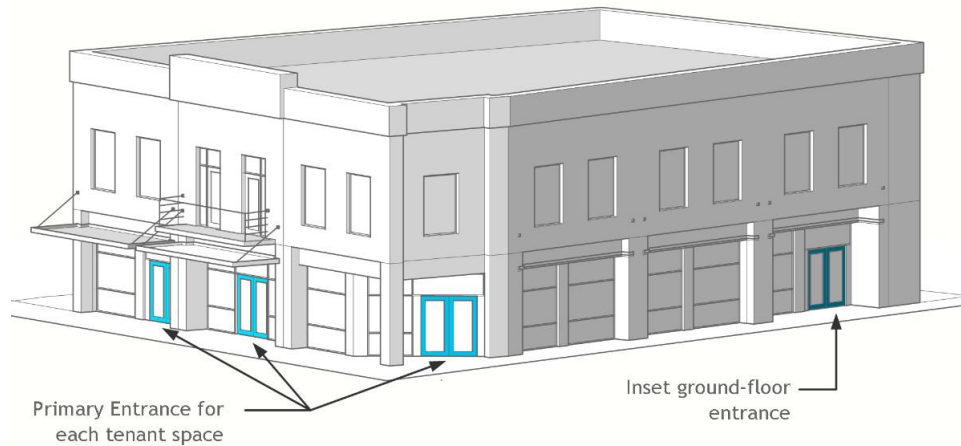


Figure 2-121.E: Building Entrances

E. Ground Level Design.

1. *Ground Level Multi-Family Residential.* All Buildings that have residential unit floor plates within 6 feet of finished grade shall meet the following standards:
 - a. The building shall include an entrance into the unit that is accessible from the Pedestrian Realm. Entrances above grade are considered accessible from the Pedestrian Realm.
 - b. Units shall include ground level windows that provide residents a view of the street and Pedestrian Realm.
 - c. Lobbies that provide access to upper stories may be located at grade level.
 - d. Any fencing used to enclose patios adjacent to the Pedestrian Realm may not exceed 4 feet in height.
 - e. All ground floor residential units along Streets shall maintain a minimum structural ceiling height of 13 feet to provide the opportunity for future conversion to nonresidential uses.
2. *Ground Level Nonresidential.*
 - a. All buildings that have nonresidential uses at ground level adjacent to the Pedestrian Realm shall meet the following requirements.
 - (1) Entrances shall be located at the approximate elevation of the adjacent sidewalk.
 - (2) Ground floors shall have a minimum clear height of 13 feet between finished floor and the ceiling or top plate. Mezzanines within the retail space shall be allowed per building code.
 - b. The ground level façade must include building elements that provide weather protection at least 6 feet deep along at least 75% of the façade.

F. *Building Form.*

1. *Building Mass.* Buildings shall be designed to reduce apparent mass, ground the building, provide visual relief, and reinforce pedestrian scale. This shall be accomplished by differentiating between the ground level and upper levels through architectural features. Examples of features include but are not limited to: Canopies, balconies, Arcades, varying materials, banding, noticeable change in color or shade, parapet walls, or other horizontal or vertical elements (see Figure 2-121.F: Façade Articulation, Building Form, and Transparency).
2. *360-Degree Architecture.* Those sides of a building that are not visible from the Street shall have a finished façade that is similar to the visible façades in terms of materials and architectural detailing.
3. *Façade Articulation.* All Primary Façades and Street-facing façades shall provide visual relief which breaks or minimize the scale of the building. These façades shall not exceed 50 feet in length without incorporating 2 of the following elements:
 - a. Vertical building modulation of at least 12 inches in depth;
 - b. Projections, recessions, or reveals such as, but not limited to, columns, pilasters, cornices, and bays, and having a change of wall plane that is a minimum of 6 inches in depth; and/or
 - c. A change in building material, siding style, or color.
4. *Transitions to Residential.* Buildings on sites adjacent to residential shall be designed to minimize impacts on Single-Family and Middle Housing Dwellings and maximize the privacy of residents by:
 - a. Locating sources of audible noise (e.g., heating and air conditioning units) as far away from lower intensity uses as practical;
 - b. Placing windows on the building to minimize direct lines of sight into neighboring homes; and
 - c. Orienting porches, balconies, and other outdoor living spaces away from neighboring homes.

G. *Building Transparency.* Façades that are oriented toward Streets or Civic Spaces shall meet the following transparency requirements, as shown in Figure 2-121.F: Façade Articulation, Building Form, and Transparency:

1. *Ground-Floor Transparency.*
 - a. For nonresidential uses, at least 40% of each ground floor façade shall be transparent.
 - b. For residential uses, at least 15% of each ground floor façade shall be transparent.
2. *Upper-Floor Transparency.* At least 20% of upper floors shall be transparent.



Figure 2-121.F: Façade Articulation, Building Form, and Transparency

3. *Transparency Standards.*

- a. Windows and other materials intended to meet the minimum transparency requirements shall not be reflective or mirror-like in appearance.
- b. Windows shall be individually defined with detail elements such as frames, sills and lintels or other elements that provide delineation between window panes.
- c. "Storefront"-type glass walls shall not extend in a continuous unbroken façade longer than 50 feet (see Figure 2-121.G: Building Transparency - Storefront).

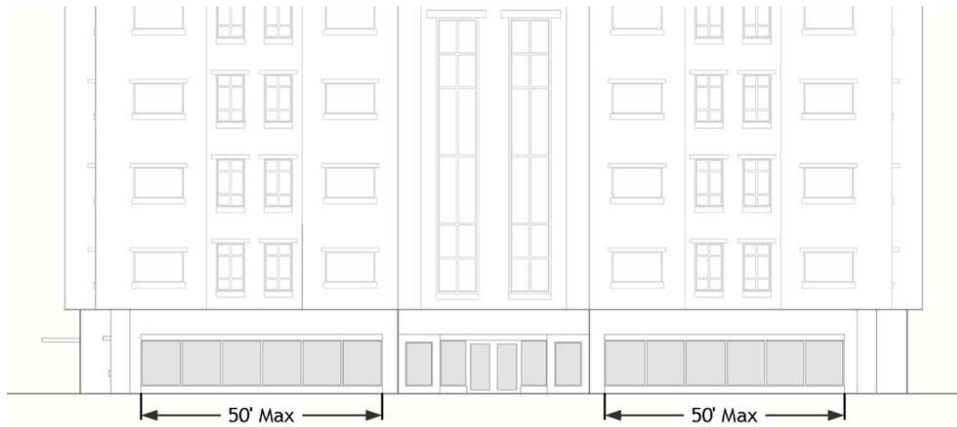


Figure 2-121.G: Building Transparency - Storefront

H. *Additional Standards for Multi-Family Development.* In addition to the standards above, all Multi-Family development must provide additional amenities. Applicants shall select amenity options from the Development Application Handbook to achieve the minimum number of points required for the development as indicated below in Table 2-121.1: Required Points for Multi-Family Development by Number of Units. For purposes of meeting the minimum requirements of this Section, amenities include but are not limited to amenities such as a pool; fitness center; community gathering space (indoor or outdoor); business center; bicycle storage; balconies; multiple floor plans; enhanced building finishes; Leadership in Energy and Environmental Design (LEED) certification; and energy efficient appliances.

Table 2-121.1: Required Points for Multi-Family Development by Number of Units	
Number of Dwelling Units	Minimum Points Required
< 50	20 points
50—99	40 points
100—149	60 points
150—249	80 points
250—350	100 points

> 350	For every additional 50 units, an additional 10 points
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I. **Existing Buildings.** Existing Buildings located in the LPR district shall not comply with this Section, unless there is a Substantial Improvement to the Building.

(Ord. No. 2325, § 4, 12-19-23)

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 20 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 or Civic Space.
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 facades that face Streets, Mews and Civic Spaces shall be windows or doors. Facades facing alleys shall include a minimum of two windows.

(Ord. No. 2325, § 4, 12-19-23; Ord. No. 2339, § 10, 6-6-24)

Sec. 2-123. - Lake Pointe Redevelopment District Permitted Uses and Parking Requirements.

The Lake Pointe Redevelopment District Permitted Uses and Parking Schedule is shown below. Additional regulations indicated in the "Notes" column can be found at the end of the Permitted Uses and Parking Schedule. Parking design requirements and reductions are set forth in Subsection B and C below.

A. *Table of Permitted Uses and Parking Schedule.*

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District				
Land Use	LPR	Definition	Parking	Notes
Residential				
Dwelling, Live/Work	P (N)	A building that contains 1 or more Dwelling Units that maintain integrated living and working	2: Dwelling Unit	1

		space in different areas of the unit, either horizontally or vertically stacked.		
Dwelling, Multiplex	P (N)	A building on 1 platted lot that contains 3 to 6 Dwelling Units either horizontally or vertically stacked.	1:3 Dwelling Units PLUS 1.5: One Bedroom Unit and 2: Two or More Bedroom Units	2
Dwelling, Multi-Family	P (N)	7 or more Dwelling Units within a building on 1 platted lot.	1: 5 Dwelling Units PLUS 1.5: One Bedroom Unit and 2: Two or More Bedroom Units	2, 3
Dwelling, Single-Family Attached (Townhome)	P (N)	A building that contains Dwelling Units located on separately platted lots that are joined to other Dwelling Units on 1 or both sides by a common wall that is located along the side lot line and separates the individual Dwelling Units, commonly referred to as a townhouse.	1:5 Dwelling Units PLUS 1.5: One Bedroom Unit and 2: Two or More Bedroom Units	2
Dwelling, Two-Family (Duplex)	P (N)	A building on 1 platted lot that contains only 2 Dwelling Units, either horizontally or vertically stacked, and has open space on all sides of the building, commonly referred to as a duplex.	2: Dwelling Unit	2
Dwelling, Urban Home	P (N)	A building that contains only 1 Dwelling Unit and is larger in height than in width and located on a lot no wider than 40 feet, commonly referred to as a detached townhome.	2: Dwelling Unit	2
Child Care Home (≤6 Children)	P	A dwelling where state-licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than 6 children at one time, including children of the adult provider, for less than 24 hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.	2: Dwelling Unit	
Child Care Home (≥7 Children)	C	A dwelling where state licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than 12 children at one time, including children of the adult provider, for less than 24 hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.	2: Dwelling Unit	
Community Home	P	A dwelling for not more than 6 persons with disabilities and 2 supervisors and is licensed under and complies with Chapter 123 of the Texas Human Resources Code.	2: Dwelling Unit	
Institutional				

Library	P	A public facility that allows the view and check out of books, videos, and other literature.	1:300 sq.ft.	
Museums and Art Galleries	P	A building serving as a repository for a collection of natural, scientific, artistic, or literary objects of interest, and designed to be used for viewing, with or without an admission charge, and that may include the sale of goods and novelties as an accessory use.	1:300 sq.ft.	
Parks and Recreational Facilities	P	An area developed for active play and recreation that may include, but is not limited to, open space, sports courts, play equipment, trails, restrooms, and maintenance structures. The area may be owned by a public entity and used to provide recreational activities to the general public; or the area may be owned by a private, nonprofit, or homeowner's association and used to provide recreational activities to the members of the association.	1:100 sq.ft. of Indoor Facilities Plus 1:4 Persons Design Capacity of Outdoor Facilities (Including Both Participants and Spectators as Applicable)	
School, College, and University	P	An institution established for educational purposes offering courses for study beyond the secondary education level. Dormitories for students and employees only are permitted in conjunction with these uses.	The applicant shall provide parking analysis for the proposed development and parking estimate shall be approved by the Director of Planning.	
School, Vocational	P (N)	Trade schools and commercial schools offering training or instruction in a trade, art, or occupation.	1:100 sq.ft. of Classroom Space Plus 1:300 sq.ft. for Workshop or Instructional Space	4
Office				
Professional Office, Neighborhood	P	An establishment for the provision of executive, management, or administrative services in an office setting in a building less than or equal to 20,000 sq.ft. Examples may include offices of accountants, engineers, bookkeepers, attorneys, insurance, consultants, city planners.	1:250 sq.ft.	
Professional Office, Regional	P	An establishment for the provision of executive, management, or administrative services in an office setting in a building greater than 20,000 sq.ft. Examples may include offices of accountants, engineers, bookkeepers, attorneys, insurance, consultants, city planners.	1:250 sq.ft.	
Retail				

Bar	P	A facility that derives more than 50% of its revenue from the sale of alcohol beverages for consumption on the premises where the same are sold.	1:200 sq.ft.	
Furniture and Home Furnishings Store	P (N)	A business that engages in the sale of household furniture, decorations, and related consumer goods.	1:300 sq.ft.	4
Grocery, Convenience Store	P	A retail establishment that sells food and other consumable and non-consumable products for off-premises use or consumption that is 6,000 sq.ft. or less.	1:200 sq.ft.	
Grocery, Market	P	A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods that is 30,000 sq.ft. or less.	1:200 sq.ft.	
Grocery, Supermarket	P	A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods that is greater than 30,000 sq.ft.	1:200 sq.ft.	
Liquor Store	P(N)	A retail establishment primarily engaged in selling beer, wine, and other alcoholic beverages. Establishments may specialize in a particular type of alcoholic beverage.	1:200 sq.ft.	4
Pharmacy without Drive-Thru	P	An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related merchandise.	1:200 sq.ft.	
Restaurant, With No Drive-In or Drive-Thru Service	P	An establishment that prepares and sells food and beverages for immediate consumption, including cafes, coffee shops, sandwich shops, ice cream parlors, take-out, and similar uses.	1:50 sq.ft. of Public Seating and Waiting Area (Including Outdoor Areas for Seating and Waiting) PLUS 1:200 sq.ft. of the remainder of the building.	
Retail, Neighborhood	P	Retail establishments, under 25,000 sq.ft., engaged in the sale of a variety of products including items such as clothing, shoes, flowers, books, gifts, jewelry, sporting goods, crafts, and other items not elsewhere classified.	1:200 sq.ft.	
Retail, Regional (Department or Big Box Store)	P	A retail establishment, 25,000 sq.ft. or greater, selling a variety of goods, such as clothing, shoes, home goods, sporting goods, and other items which are arranged into departments.	1:200 sq.ft.	

Wine Bar	P	An establishment primarily engaged in selling wine for consumption on and off the premises and which possesses a Wine and Malt Beverage Retailer's Permit (BG) from the state of Texas.	1:200 sq.ft.	
Services				
Adult Day-Care	P	A group program that is licensed by the State of Texas and designed to meet the needs of four or more functionally and/or cognitively impaired adults through an individual plan of care. These structured, comprehensive programs provide a variety of health, social, and other related support services in a protective setting during any part of a day, but less than 24-hour care. Adult day care services are dedicated to keeping adults needing assistance healthy, independent, and non-institutionalized. Adult day centers generally operate programs during normal business hours five days a week. Some programs offer services in the evenings and on weekends.	1:200 sq.ft.	
Animal Services, Boarding/Day Care	P	A facility for the overnight boarding or day care of small animals such as dogs, cats, birds, small reptiles, and other similar household animals.	1:300 sq.ft.	4
Animal Services, Outdoor Runs (Accessory)	P	Fenced outdoor facilities for small animals. This use is an accessory only in association with an approved Animal Services, Small Animals or Animal Services, Boarding/Day Care use.	No Additional Parking Required	
Animal Services, Small Animals	P	A facility for the medical or surgical treatment, grooming, or other veterinary services for small animals such as dogs, cats, birds, small reptiles, and other similar household animals. Overnight stays are primarily for those required after a surgical procedure for a household pet.	1:300 sq.ft.	
Assembly Facility, Banquet/Event Center	P	A building, facility, room, or portion thereof, which is rented, leased or otherwise made available to any person or group for a private event function, that is not open to the general public, whether or not a fee is charged. This use also includes meeting halls for civic organizations or social groups. This definition does not include assembly facilities associated with and on the same campus as a Place of Worship.	1:100 sq.ft.	
Child Care Facility, Daycare	P	An establishment, other than a public or private school, providing care, training, education, custody, treatment or supervision for 7 or more	1:300 sq.ft.	

		children for less than 24 hours a day at a location other than the permit holder's home. A state license is required.		
Cleaning, Dry Cleaners Pick-Up & Drop-Off without Drive-Thru	P (N)	An establishment that accepts clothing to be laundered, dry cleaned, dyed, or pressed. Laundering and pressing is permitted on site. Dry cleaning, dyeing, and other processes involving the use of solvents are prohibited on-site.	1:200 sq.ft.	6
Clinic, Medical, Dental or Therapist	P	An institution, public or private, for the examination, evaluation, and treatment of out-patients by an individual or group of doctors, dentists, or other licensed members of a human health care profession, such as speech, physical, or occupational therapists, chiropractors, and dieticians.	1:200 sq.ft.	
Commercial Amusement, Indoor	P	An amusement enterprise offering entertainment or games of skill to the general public for a fee or charge, wherein all portions of the activity takes place indoors, including, but not limited to: bowling alley, billiard/pool facility, miniature golf course, gun range/archery range, roller/ice skating rink, racquetball/handball club, indoor tennis courts/club, indoor swimming pool or scuba diving facility, video arcade, indoor trampoline park/bouncy park, fortune telling, card reading, illusionists, magicians and puzzle-solving games.	Bowling Alley: 4: each bowling lane; Billiard/Pool Facility: 2: pool table; Indoor Miniature Golf Course: 1:200 sq.ft. for indoor, plus 1½: hole; Gun Range/Archery Range: 1:200 sq.ft. of indoor facilities, plus 1: lane; Roller/Ice Skating Rink: 1:150 sq.ft. of rink area; Indoor Game Courts: 3: court; Video Arcade: 1:200 sq.ft., plus 1:3 persons that the facility is designed to accommodate at maximum capacity; Indoor Trampoline/Bouncy Park: 1:200 sq.ft. Other Uses: 1:200 sq.ft.	
Commercial Amusement, Outdoor	P	A commercially operated enterprise offering entertainment or games of skill to the general public for a fee or charge, wherein any portion of the activity takes place outdoors, including, but not limited to, miniature golf course, amusement park, golf driving range, archery range, batting cages, go-cart track, sports field, and swimming pool/waterpark. Gun ranges are classified as Commercial Amusement, Indoor.	Parking: Miniature Golf Course: 1:200 sq.ft. of indoor facilities, plus 1½:hole; Golf Driving Range/Archery Range: 1:200 sq.ft. of indoor facilities, plus 1:lane or skeet field; Amusement Park: 1:3 persons that the facilities are designed to accommodate at maximum capacity; Go-Cart Tracks/Sports Fields/Swimming Pool: 1:100 sq.ft. of Indoor facilities, plus 1:4 persons design capacity of outdoor facilities, including both participants and spectators as applicable; Other Uses: 1:200 sq.ft.	
Concert or Performance Hall	P	A building devoted to the showing of musical or live performances including rehearsal space.	1:500 sq.ft.	
Concierge Medical Care	P	A business engaged in medical care of clients for an annual or monthly fee with a limited number of clients. Doctors in this industry may conduct business in an office or visit patients at home. The concierge medical facility may not exceed	1:250 sq.ft.	

		2,500 sq.ft.; a larger facility is classified under Clinic.		
Counseling and Therapy Services	P	An establishment providing treatment on an outpatient basis for mental health and wellness issues (without the use of drugs) including individual, marital, and family counseling by one or more licensed therapists, counselors, and/or clinical social workers.	1:250 sq.ft.	
Financial Institution without Drive-Thru	P	A banking establishment without drive-thru facilities, open to the public, for the deposit, custody, loan, exchange or issue of money, the extension of credit, and facilitating the transmission of funds. Excludes pawnshops, check cashing businesses, payday advance/loan businesses, car title loan businesses and bail bonds.	1:250 sq.ft.	
Fitness Center	P	An establishment engaged in providing indoor fitness instruction such as yoga, Pilates, martial arts, Zumba, kickboxing, boot camp, swimming instruction, etc. t. See Fitness Center, Outdoor Facilities & Activities (Accessory) for any outdoor facilities or activities.	1:200 sq.ft.	
Fitness Center, Outdoor Facilities & Activities (Accessory)	P	An accessory use only permitted in conjunction with and on the premises of a Fitness Center use. Permitted accessory uses include outdoor fitness facilities, outdoor ball courts, outdoor swimming pools, or outdoor 1 fitness classes.	No Additional Parking Required unless determined necessary by the Director of Planning	
Hotel, Full Service	P(N)	A hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities: 1. A minimum of 10,000 square feet of dedicated meeting and event facilities; 2. Full-menu room service; 3. Fitness center; 4. Swimming pool; 5. Restaurant accessible through the interior of the hotel that offers a full-menu, table service, and seating for at least 50 patrons during standard dining hours; and 6. Lounge area containing a counter, tables, or seating area where alcoholic beverages are sold for consumption in that area.	1: Guest Room PLUS 1:200 sq.ft. for Meeting Room/Restaurant	7
Hotel, Select Service	P(N)	A hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities:	1: Guest Room PLUS 1:200 sq.ft. for Meeting Room/Restaurant	7

		<ol style="list-style-type: none"> 1. A minimum of 3,000 square feet of dedicated meeting and event facilities; 2. A restaurant or bar accessible through the interior of the hotel with seating for at least 30 patrons; 3. An outdoor activity area of no less than 2,000 square feet; 4. Swimming pool; and 5. Fitness center. 		
Individual and Family Social Services	P	Establishments engaged in providing one or more of a variety of individual and family social, counseling, welfare, or referral services, including refugee, disaster, and temporary relief services.	1:250 sq.ft.	
Medical and Dental Laboratory	P	A facility in which medical tests are conducted on specimen, body fluids, tissues, such as blood analysis, molecular diagnostics, forensic toxicology testing; or dentures, artificial teeth, and orthodontic appliances are made to order for the dental profession.	1:300 sq.ft.	
Movie Theater	P	A building or portion of a building devoted primarily to the showing of movies or motion pictures and including the sale of concessions to theater patrons.	1:4 Seats	
Other Educational Services	P	Educational establishments, other than elementary and secondary schools, providing instruction in a classroom setting with a specific set of curricula including tutoring, music schools, language school, and similar establishments as well as educational testing centers.	1:300 sq.ft.	
Other Health Services	P	Establishments engaged in a variety of other outpatient health services not otherwise specified including dialysis centers, blood donations, and other non-surgical outpatient services.	1:300 sq.ft.	
Permanent Makeup	P	An establishment that practices placing of marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the facial skin by means of the use of needles or other instruments designed to contact or puncture the skin to produce designs that resemble makeup such as eyebrows, eyeliner, lips, and other permanent enhancing colors.	1:200 sq.ft.	

Personal Services	P	An establishment engaged in the provision of informational, instructional, personal improvement, personal care, and similar services, such as portrait shops, photography studios, art and music schools, driving schools, print shops, handicraft/art or hobby instruction, salons, spas and barber shops, household and personal goods repair, and tailor/alterations shops.	1:200 sq ft.	
Place of Worship	P	A building for regular assembly for religious public worship that is used primarily for and designed for such purpose such as a church, synagogue, mosque or similar, along with accessory activities that are customarily associated therewith, such as a place of residence for clergy on the premises, and that is tax exempt as defined by State law.	With Fixed Seating: 1:3 Seats in the Main Assembly Area OR Without Fixed Seating: 1:75 sq.ft. in the Main Assembly Area	
Research, Life Sciences and Healthcare	P	An establishment engaged in research concerning biology, microbiology, biochemistry, other life sciences, and general healthcare such as agricultural research, food research, pharmaceutical research, oceanographers, biotechnical research, and other related life science and healthcare research.	1:300 sq.ft.	
Research & Technology Development	P	An establishment which conducts scientific research, including development, testing or controlled production of high-technology electronic, industrial, or scientific such as computer software, electronic components, electronic research, instrument analysis, robotics, optical equipment, and other related services.	1:300 sq.ft.	
Senior Living, independent (55+)	P(N)	An establishment providing dwelling units specifically designed for the needs of people 55 and over. In addition to housing, this type of facility provides convenience services, such as meals, housekeeping and transportation, and community facilities, such as central dining rooms and activity rooms.	2:Dwelling Unit	2, 8
Senior Living, Transitional Care	P(N)	Any combination of Independent, Senior Living, Assisted Living, and Nursing and Personal Care Facility.	For Independent and Assisted Living - 2:Dwelling Unit For Nursing and Personal Care Facility - 1:2 Resident Occupants (at maximum capacity of facility)	2, 5, 8

Studio, Glass or Ceramics	P	An establishment primarily used for an artisan workshop to make or manipulate glass or ceramic products.	1:500 sq.ft.	
Studio, Metalwork, Woodwork, & Furniture (Including Repair)	P	An establishment primarily used for an artisan workshop dedicated to metal work, woodworking, or furniture making. Activities include, but are not limited to, forging individual pieces of metal, welding services, blacksmithing, creating works of art using metal, carving wood, assembling pieces together, furniture upholstery and repair, or finishing wooden pieces. Activities may also include repair that utilizes welding.	1:500 sq.ft.	
Vehicle-Related				
Parking, Facility	P(N)	A parking facility that provides parking spaces for vehicles less than 1 - ton capacity for a fee or free.	No Additional Parking Required	9
Industrial				
Microbreweries	P(N)	A facility with 30,000 sq.ft. or less of enclosed space, where beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and consumption, which possess the Brewpub(BP) license from the State of Texas and which follows all TABC requirements from the State of Texas.	1:500 sq.ft. of Production Area and Office PLUS 1:100 sq.ft. of Taproom, Lounge, and Dining Area, of Both Indoor and Outdoor Seating	10
<p>Supplemental Regulations</p> <ol style="list-style-type: none"> 1. Dwelling, Live/Work. Non-residential uses in a Live/Work dwelling are limited to the first floor of the dwelling. 2. Home Occupation. A Home Occupation is only permitted as an Accessory Use in a residential Dwelling Unit if it meets the following conditions: <ol style="list-style-type: none"> a. It does not depend on the employment of a person who does not reside in the residence; b. A separate entrance is not provided for the conduct of the occupation; c. An alteration is not made in the Dwelling Unit that changes its character as a Dwelling Unit; d. It does not use outdoor storage; e. A Sign advertising the Home Occupation is not located on the Premises; f. It does not require the delivery or shipment of merchandise, goods, or equipment by other than passenger motor vehicles, ¾ ton step-up van or similar sized trucks; g. It does not create or cause any perceptible noise, odor, smoke, electrical interference or vibrations to emanate from the Premises; and h. It is conducted so that it does not create parking or traffic congestion or otherwise place an undue burden on the abutting or adjoining neighbors or the immediate neighborhood. 3. Multi-Family Dwelling. <ol style="list-style-type: none"> a. All Multi-Family Dwellings shall meet the additional criteria in Sec. 2-121.H. b. Number of Units shall not exceed the maximum number of units in the Lake Pointe Regional Activity Center as identified in the Comprehensive Plan. 4. Size Limitation (30,000 sq. ft.). Uses are not allowed to occupy a space larger than 30,000 square feet. 5. Assisted Living. Assisted Living uses must comply with the following requirements: 				

- a. Provide a common dining area;
 - b. Provide housekeeping and transportation services to residents; and
 - c. Be licensed by the state under Texas Administrative Code Ch. 92 as a Type A or Type B facility.
 - c. Be licensed by the State under Texas Administrative Code Ch. 92 as a Type A or Type B facility.
6. Dry-Cleaning Facilities. Screening is required to minimize view of any rear door, utility door, or loading and unloading bay from any adjacent property line or right-of-way.
7. Hotels (Full or Select Service).
- a. Intent. The City Council has determined that establishing minimum standards for hotels protects and advances the general welfare of the community by providing for structural integrity, safety, durability, and improved maintenance of sites, and by promoting economic development by providing quality hospitality developments that support the City's businesses.
 - b. Definition. For hotels, Cooking Facility includes a conventional oven, convection oven, stove top burner, grill, hibachi or hotplate that does not serve an integral part of an appliance designed solely to produce coffee, sink with a 1 inch or larger in diameter drain, garbage disposal, dishwasher, counter space for cooking, preparing, or serving food, but does not include a microwave, miniature refrigerator or freezer, or coffee maker.
 - c. Minimum Requirements. A hotel must meet the following requirements:
 - i. Guest rooms must be accessible only through interior corridors;
 - ii. Entrance through exterior doors must be secured and accessible only to guests and employees;
 - iii. Hotel management must be on-site 24 hours each day;
 - iv. Prohibit overnight parking of trucks with more than 2 axles and recreational vehicles in the hotel's Parking Lot and Parking Garage, erect signs in compliance with Chapter 2308 of the Texas Occupations Code stating those vehicles will be towed from the hotel property;
 - v. Except for not more than 5% of the total number of guest rooms in a Full Service Hotel, guest rooms in a hotel may not contain any Cooking Facility; and
 - vi. Delivery service areas must be screened from the view of any Right-of-Way or residential area by masonry walls.
8. Independent Senior Living. Independent Senior Living uses must comply with the following requirements:
- a. Provide a common dining area that is at least 3,000 sq. ft.;
 - b. Provide housekeeping and transportation services to residents;
 - c. Provide physical fitness and/or wellness facilities on-site;
 - d. Units must be accessible through temperature controlled interior corridors; and
 - e. At least one person aged 55 or over shall reside in each unit.
9. Parking, Facility. Parking Facilities are limited to parking garages. Standalone surface Parking Lots are not permitted.
10. Microbreweries. Each establishment must include one or more of the following totaling at least 15% of the square footage of the enclosed space: a restaurant, tasting room, bar, or lounge.

- B. *Parking Spaces and Maneuvering Area.* All developments must meet the standards for parking spaces and maneuvering area dimensions and design in Article V. Off-Street Vehicle and Bicycle Parking and Loading Regulations.
- C. *Rules for Computing Parking Requirements.* In computing the number of Parking Spaces required for each of the uses as shown in the Table 123.1: Permitted and Parking Schedule for Lake Pointe Redevelopment District, the following rules govern:
 - 1. *Base Off-Street Parking Reduction.* Except for Middle Housing, the minimum number of off-street parking spaces required Table 123.1: Permitted and Parking Schedule for Lake Pointe Redevelopment District shall be reduced by 25% and may be further reduced in accordance with this Section.

On-street parking spaces may count toward the requirement for off-street parking spaces if located adjacent to the premises. The configuration of the on-street parking and allowable credit toward off-street parking requirements shall be evaluated during site plan review.

2. *Shared and Off-Site Parking.* Parking may be shared between sites using the recommendations of the Institute of Traffic Engineers (ITE), Urban Land Institute, the American Planning Association, or other acceptable source. Off-site parking must comply with the following:
 - a. *Location.*
 - (1) Shared and/or off-site parking facilities shall be located within 1,320 feet (¼ mile) (measured along a legal pedestrian route) of an entrance to any building for which the shared parking is provided.
 - (2) Off-site parking shall not be located in Residential districts.
 - b. *Parking Agreement Required.*
 - (1) The parties involved in the joint use of shared parking facilities and/or the use of off-site parking facilities must execute and record in the Official Public Records an agreement that contains the following:
 - (i) A legal written and recorded agreement;
 - (ii) Proof of continuing use and maintenance; and
 - (iii) An accompanying site plan depicting the exact location and number of shared parking spaces.
 - (2) Such agreement must be included in the Site Plan Package for any use to be served by the shared and/or off-site parking facility.
3. *Additional Off-Street Parking Reduction Options.*
 - a. *Maximum Reduction for Parking Alternatives.* Buildings in the LPR District may further reduce required minimum off-street parking in accordance with this Section. The maximum reduction of required off-street parking spaces by any single parking alternative or combination of parking alternatives shall be a total 60%, inclusive of the base 25% reduction.

An example of minimum off-street parking reductions is provided in Table 2-132.2
Parking Reduction Example: 15,000 Square Foot Retail.
 - b. *Parking Demand Study Required.* The applicant may utilize an alternative parking ratio provided the ratio is supported by a parking demand study prepared by a traffic engineer. The study shall estimate parking demand for the proposed use based on the recommendations of the Institute of Traffic Engineers (ITE), Urban Land Institute, the American Planning Association, or other acceptable source of parking demand data for uses and/or combinations of uses of comparable activities, scale, bulk, area, and location.
 - c. *Bicycle Parking Beyond Required.* The applicant may provide more bicycle parking than required by Section 2-222: Bicycle Parking Requirements. The minimum required bicycle parking spaces must be calculated based on the initial vehicular parking requirement before any reduction is applied. Such reduction may be approved at a ratio of up to 1 off-street vehicle space reduction per 5 short-term bicycle spaces provided beyond the minimum required. Maximum reduction of 5 vehicle parking spaces.
 - d. *Smart Parking.* Off-street parking requirements may be reduced up to 10% when a smart parking system is installed that provides parking availability information via sensors and/or cameras shared via mobile device or on physical markers/signs on site.
 - e. *Ride-Share Parking.* Reduced parking requirements for buildings that provide vehicular parking spaces that are reserved for rideshare/taxi pick-up and drop-off provided the spaces meet the standards of Section 2-212: Off-Street Parking Spaces and

Maneuvering Space. Such reduction may be approved at a ratio of 1 off-street vehicle space per 1 pick-up/drop off space for up to 5 spaces.

- f. *Electric Vehicle Parking.* For each electric vehicle charging station provided, the minimum number of required off-street parking spaces may be reduced by 2.

Table 2-123.2 Parking Reduction Example: 15,000 Square Foot Retail			
Base Minimum Requirement (1:200 sq.ft.)	Base Off-Street Reduction (25%)	5 EV Charging Stations Provided (-2 spaces per charging station)	Final Minimum Parking Requirement
15,000 / 200 = 75	75 x 0.25 = 18.75	5 x 2 = 10	75 - 19 - 10 = 46
75 spaces	19 spaces	10 spaces	46 spaces
Total allowed 60% reduction of 45 spaces (75 x 0.60 = 45) for a minimum requirement of 30 spaces.			

([Ord. No. 2325](#), § 4, 12-19-23; [Ord. No. 2339](#), § 11, 6-6-24)

Sec. 2-124. - Lake Pointe Redevelopment District Development Review Procedures.

A. *Redevelopment Concept Plan.*

1. *Purpose.* A Redevelopment Concept Plan is intended to provide a mechanism for review of a large, complex, or phased project within the Lake Pointe Redevelopment District. A Redevelopment Concept Plan enables the Commission and Council to evaluate the proposed development and its relationship to the surrounding area to ensure negative impacts are minimized; and to evaluate location of proposed uses, connectivity, and location of public spaces. It also enables an applicant to demonstrate compliance with the housing mix requirement set forth in Section 2-117: Minimum Housing Mix Requirement through a multi-phased development.
2. *Applicability.* A Redevelopment Concept Plan must be submitted for review and approval prior to permitting in the Lake Pointe Redevelopment District. A Redevelopment Concept Plan may be submitted either in conjunction with an application for Rezoning or as a precursor to the preparation and submittal of the more specific and detailed plans required for Subdivision or Site Plan approvals.
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.
5. *Review Procedure.*
- a. *Preapplication.*
 - (1) *Pre-development Meeting.* The applicant must attend a pre-development meeting with the Development Review Committee before submitting a formal application.
 - (2) *Public Engagement.* The applicant shall engage the public early in the development process. The applicant must host a public meeting in accordance with requirements established in the Development Application Handbook.
 - b. *Commission Hearing and Report.* The Commission will hold a public hearing on the proposed Redevelopment Concept Plan, for which notice of the time and place of the hearing has been published in the official newspaper of general circulation in the City before the 15th day before the date of the public hearing. Notice must be given to owners of any Premises located within 200 feet of the land subject to the Redevelopment Concept Plan. After the public hearing, the Commission will make a recommendation to Council to approve, deny, or approve with conditions the request. A tie vote on a request for a Redevelopment Concept Plan is deemed to be the Commission's recommendation of denial. If the Commission denies a Redevelopment Concept Plan, an applicant may appeal the denial to City Council by submitting a written request to the Director within 30 days of the date of denial. The City Council may approve or deny the request, return it to the Commission for further consideration, or take whatever other action the Council deems appropriate.
 - c. *City Council Hearing and Action.* The Council will hold a public hearing on the proposed Redevelopment Concept Plan, for which notice of the time and place of the hearing has been published in the official newspaper of general circulation in the City before the 15th day before the date of the public hearing. Notice must be given to owners of any Premises located within 200 feet of the land subject to the Redevelopment Concept Plan. After the public hearing and receiving the Commission's recommendation, the Council will approve, deny, or approve with conditions the request.
 - d. *Optional Joint Public Hearing.* The City Council may hold a joint public hearing with the Commission. In case of a joint hearing, the City Council may not act on the request until it receives the report of the Commission.
 - e. *Changes to Redevelopment Concept Plan.* Substantial changes to the approved Redevelopment Concept Plan, including but not limited to, a change in classification of a development area, or significant street design or development area changes, shall require resubmittal to the Council. The Director may approve any other changes to the Redevelopment Concept Plan.

- f. *Expiration of Approval.* Once final, an approval decision shall expire after 2 years, unless work towards the project has commenced. For the purposes of this provision, "commence" means any of the following:
 - (1) Demolition or removal of an existing building or structure preparatory to rebuilding;
 - (2) Clearing or grading of the site (land disturbance); or
 - (3) Expansions, alterations, or modifications of an existing structure including electrical, mechanical, plumbing, structural, or cosmetic changes, or other changes requiring a building permit.
- g. *Extension of Time.* An applicant may request to extend the expiration time for commencement or completion of any application.
 - (1) *Conditions of Approval.* All extensions of time are subject to any conditions of approval that applied to the original approval. The Council may impose additional conditions to further mitigate potential adverse effects of the proposal on adjacent properties and the community.
 - (2) *Extensions.* The Council may grant an extension of time up to 1 year from the original expiration date for any application unless a condition of approval prohibits an extension of time or conditions have not sufficiently changed to warrant a denial.

B. *Minor Modification to LPR District Standards.*

- 1. *Purpose.* The Minor Modification process is intended to allow minor modification or deviations from dimensional or numeric standards of the Lake Pointe Redevelopment District. It is not a waiver of the current District standards.
- 2. *Applicability.* The Director may approve a Minor Modification of any numeric development standard in this Part up to a maximum of 10% (or up to a maximum of 20% to protect an existing natural site feature), provided that the applicable criteria in Subsection (3.e) below are met. Standards not eligible for minor modifications include:
 - a. Permitted number of multi-family units; and
 - b. Maximum parking reduction.
- 3. *Review Process.*
 - a. *Generally.* An application for a Minor Modification shall only be submitted and reviewed concurrently with an application for a Site Plan approval or Subdivision approval.
 - b. *Review and Decision.* Where the concurrently reviewed application requires review and approval by the Director, the Director shall review and approve, approve with conditions, or deny the modification in accordance with the approval criteria.
 - c. *Effect of Approval.* Approval of a Minor Modification authorizes only the particular modification of standards approved, and only to the subject property of the application.
 - d. *Expiration of Minor Modification.* A Minor Modification shall automatically expire if the associated development application is denied or if approval of the concurrently reviewed application expires, is revoked, or otherwise deemed invalid.
 - e. *Minor Modification Approval Criteria.* In reviewing a proposed Minor Modification, the Director shall consider the general approval criteria for the associated development application and whether the Minor Modification:
 - (1) Compensates for an unusual site condition; or
 - (2) Protects a sensitive resource, natural feature, or community asset.

([Ord. No. 2325](#), § 4, 12-19-23)

Secs. 2-125—2-129. - Reserved.

PART 5. - LAKE POINTE REDEVELOPMENT DISTRICT (LPR)

Sec. 2-116. - Statement of Intent.

The Lake Pointe Redevelopment (LPR) District aims to create a livable environment with vibrant, pedestrian-friendly Mixed-Use areas within the Lake Pointe Regional Activity Center, as designated in the Comprehensive Plan. It encourages a variety of housing types, compatible nonresidential uses like lodging, offices, commercial and community facilities, and other amenities. The primary goal of the District is to create a walkable human-scale environment characterized by active streetscapes and dynamic Civic Spaces. The District promotes the design and arrangement of buildings around the Pedestrian Realm and waterfront features to enhance the pedestrian experience. Development in the District should seamlessly integrate with the surrounding residential neighborhoods by locating taller buildings in the District's core and reducing density at the edges.

Sec. 2-117. - Minimum Housing Mix Requirement.

A. *Minimum Housing Mix.*

1. The Lake Pointe Redevelopment District must incorporate a minimum of 3 housing types. Housing types should be interspersed and evenly distributed throughout the development. Housing types may include:
 - a. Dwelling, Urban Home.
 - b. Dwelling, Single-Family Attached.
 - c. Dwelling, Two-Family.
 - d. Dwelling, Multiplex.
 - e. Dwelling, Multi-Family.
 - f. Dwelling, Live/Work.

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 <ul style="list-style-type: none"> i. 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% of the building face shall be built to the easement line. iii. If an existing building is present, it shall be measured from the property 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		0/20 feet (a)
Street side, minimum/maximum		0/20 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	Lots fronting on a Public Street	4 stories but not more than 55 feet
	Lots fronting on a Mews	3 stories but not more than 45 feet

Dwelling, Urban Home Maximum Lot Width	40 feet (e)
<p>REFERENCES</p> <p>a. Front and Street Side</p> <p>i. For lots fronting on a Street, the Front Yard setback shall be measured from the back of the Pedestrian Realm.</p> <p>ii. If an easement is present and it prevents the structure from being located on the maximum building line, 60% of the building face shall be built to the easement line.</p> <p>b. Townhome attached on 2 sides - 0 feet. Townhome attached on 1 side and other side yard open - 3 feet.</p> <p>c. Side setbacks shall be established on the plat and shall be:</p> <p>i. Three feet on each side; or</p> <p>ii. Zero feet on one side and 6 feet on second side; or</p> <p>iii. For the rear 40 feet on 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.</p> <p>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.</p> <p>d. Rear, minimum shall be as follows:</p> <p>i. For rear-loading lots, Rear Yard setback shall be measured from the edge of alley or private drive pavement.</p> <p>e. For Corner Lots, maximum lot width shall be 50 feet.</p>	

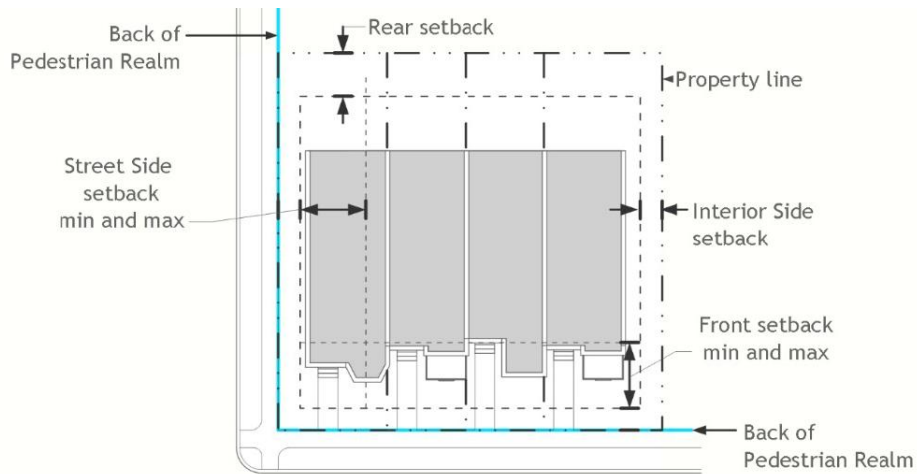


Figure 2-118.A.1: Setbacks - Single-Family Attached

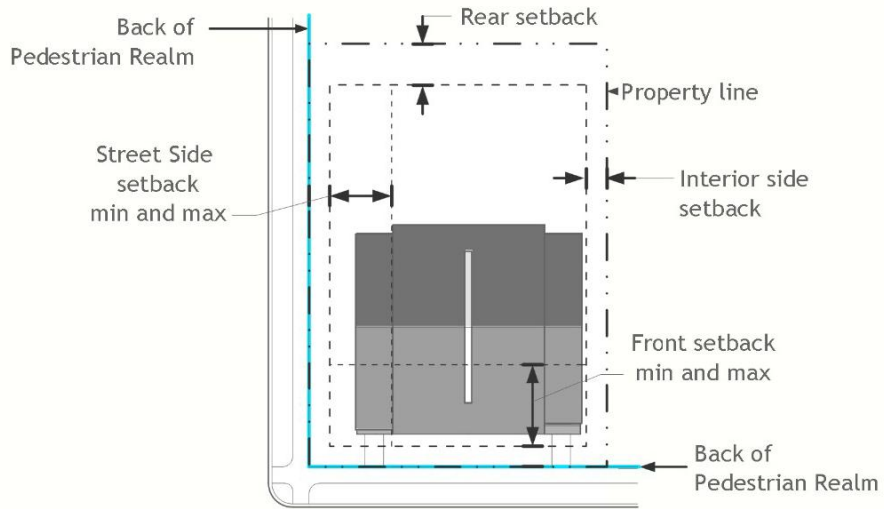


Figure 2-118.A.2: Setbacks - Two-Family (Duplex)

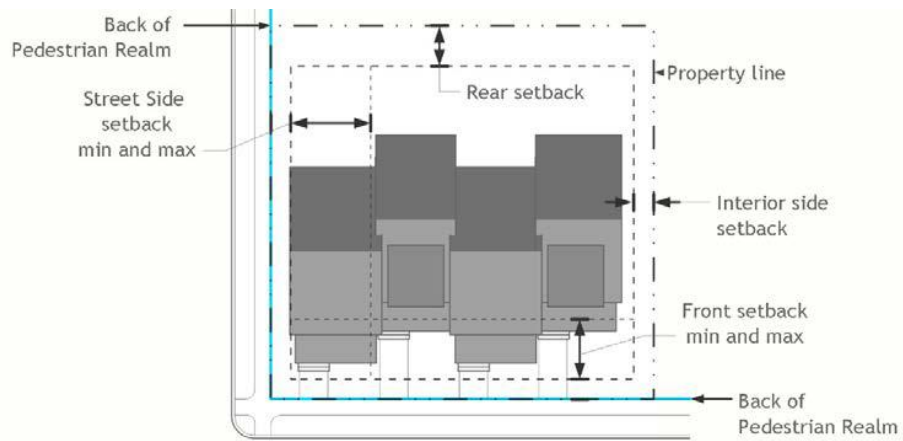


Figure 2-118.A.3: Setbacks - Triplex, Quadplex and Sixplex

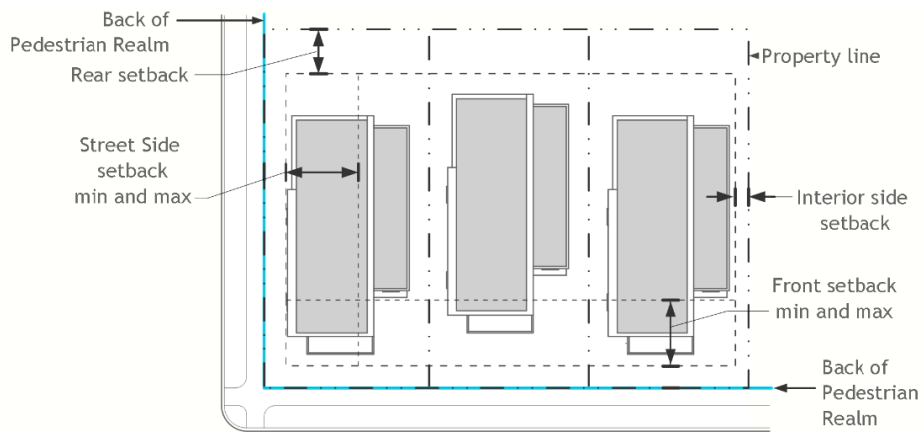


Figure 2-118.A.4: Setbacks - Urban Home Dwelling

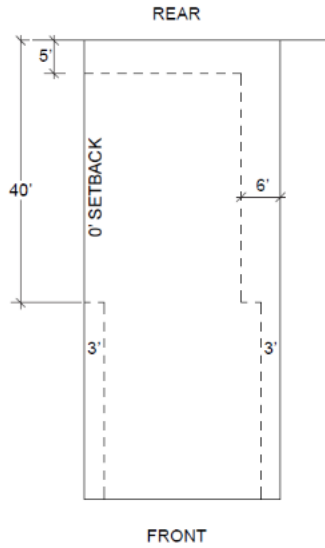


Figure 2-118.A.5: Variable Side Setbacks - Urban Home Dwelling

Sec. 2-119. - Lot Layout and Site Design Regulations.

A. *Street Layout.*

1. *Pedestrian Realm.*

- a. As illustrated in **Figure 2-119.A: Pedestrian Realm**, a Pedestrian Realm must be provided along Streets and shall consist of two zones: a Clear Zone (sidewalk) and a Pedestrian Enhancement Zone. The Clear Zone is intended to provide a clear path of travel for pedestrian movement and the Pedestrian Enhancement Zone is intended for the placement of street trees, street furniture and other fixtures in a manner that does not obstruct pedestrian access or motorist visibility. A Pedestrian Realm is not required along the length of an existing Building only when the opposite side of a Street is required to provide a Pedestrian Realm In all other circumstances, a Pedestrian Realm shall be provided in accordance with this Section.

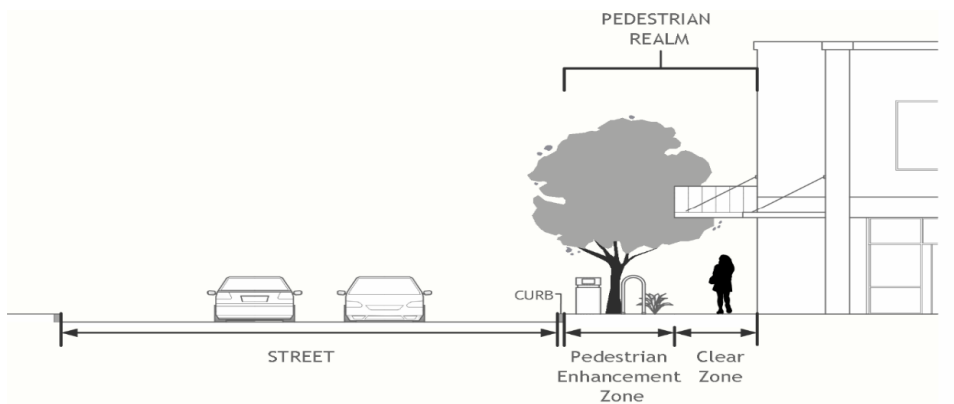


Figure 2-119.A: Pedestrian Realm

- b. The following standards shall apply to these zones:

Table 2-119.1: Pedestrian Realm Requirements by Roadway Classification		
Roadway Classification (a)	Minimum Clear Zone Width	Minimum Pedestrian Enhancement Zone Width
Type 1 Streets: Major Collector/Minor Collector	8 feet	8 feet
Type 2 Streets: Local Street/Primary Access Easement	10 feet	8 feet(b)
<p>REFERENCES</p> <p>a. As identified and defined in the City of Sugar Land Master Thoroughfare Plan.</p> <p>b. Type 2 Streets adjacent to Middle Housing developments shall have a minimum Clear Zone width of 5 feet.</p>		

- c. Sections of the Clear Zone may be reduced for temporary or permanent outdoor dining or other pedestrian amenities such as seating for a length of no more than 75 continuous feet, but a 5-foot clear space must be maintained at all times.
 - d. Pedestrians within the Clear Zone shall be provided shade through the use of Trees or shade structures, such as Awnings or Canopies.
 - (1) Trees shall meet the requirements set forth in Section 2-120 and the City's Design Standards.
 - (2) When on-street parking is located within the Pedestrian Enhancement Zone, shade structures shall be utilized to meet this requirement.
 - (3) If utilities are located within the Clear Zone, the proposed shade structure shall have a minimum vertical clearance of 14 feet.
 - e. On-street parking may be permitted within the Pedestrian Enhancement Zone along Type 2 Streets. Additional standards are located in the Design Standards.
 - f. Enhancements required within the Public Realm are described in Section 2-120: Pedestrian Realm Enhancements.
- B. *Connectivity.*
- 1. *General.*
 - a. All public streets, roads, trails, and rights-of-way shall be consistent with the adopted Mobility Master Plan (Master Thoroughfare Plan).
 - 2. *Cross Access.*
 - a. To facilitate vehicular, pedestrian, and bicycle cross access between abutting sites, encourage shared parking, and minimize access points along streets, sites shall comply with the following standards:
 - (1) The internal circulation system shall be designed to allow for cross-access between sites.
 - (2) Required vehicular cross access between the abutting lots shall be provided through the use of a single two-way driveway or drive aisle, or two one-way driveways or aisles that are sufficiently wide to accommodate traffic by automobiles, service vehicles, loading vehicles, and emergency vehicles.

- (3) The Director may waive or modify the requirement for cross access if the requirement would:
 - i. Create unsafe conditions; or
 - ii. Impede the application of other design requirements in the Development Code.

C. *Parking Location, Size, and Pedestrian Connectivity.*

1. *On-Street Parking Location.* Angled, perpendicular, or parallel parking that is designed to function as on-street parking must meet the following two conditions:
 - a. The parking must not adversely affect public safety or circulation; and
 - b. Each parking space must be located adjacent to and be directly accessible from a Street.
 - c. The parking must be constructed and designed in accordance with the City's Design Standards.
2. *Parking Lot Location.*
 - a. Parking Lots shall be located to the side or rear of the Primary Façade. See **Figure 2-119.B: Parking Lot Location**.
 - b. Parking Lots, loading, and service areas must be designed to minimize impacts on adjacent residences. They shall be located away from shared property lines and screened from neighboring residences.
3. *Parking Lot Size.*
 - a. Sites with more than 50 Multi-Family units must be served by Structured Parking and may not have Parking Lots that exceed 15% of the total site area.
 - b. For all other sites, Parking Lots shall not exceed 40% of the site's total area.
 - c. The Director may approve of a Parking Lot that exceeds the maximum Parking Lot size requirements above if the Parking Lot serves multiple sites.

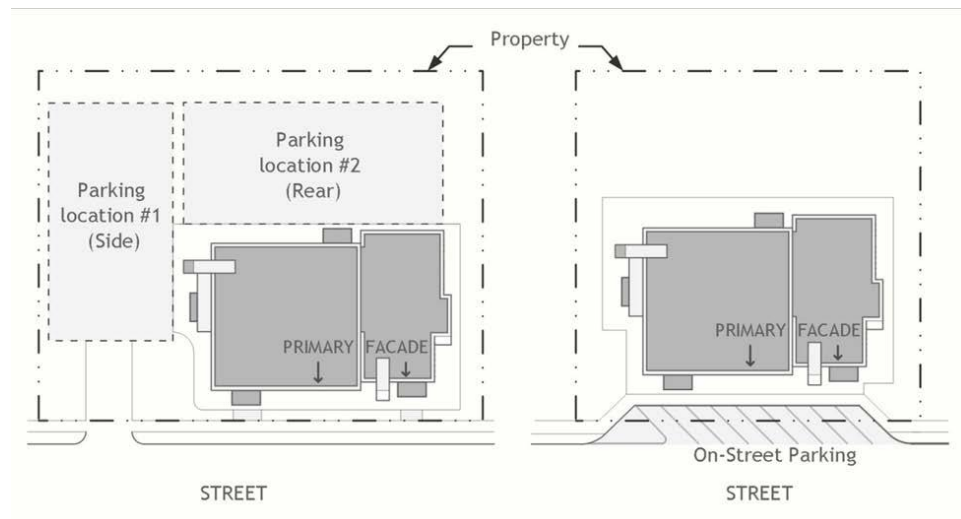


Figure 2-119.B: Parking Lot Location

4. *Pedestrian Walkways in Parking Lots.*

- a. All sites with Parking Lots containing 7 or more parking spaces shall provide an on-site system of pedestrian walkways that provide direct access and connections to and between the following elements.
 - (1) The Primary Entrance or Entrances to each building, including pad-site buildings;
 - (2) Any sidewalks, walkways, or multi-use paths on adjacent properties that extend to the boundaries shared with the site;
 - (3) Any Parking Lots intended to serve the site;
 - (4) Any sidewalk system along the perimeter Streets adjacent to the site;
 - (5) Any public transit station areas, transit stops, park and ride facilities, or other transit facilities on-site or along an adjacent Street; and
 - (6) Any adjacent or on-site public park, trail system, open space, greenway, or other public or Civic Space or amenity.
- b. As shown in **Figure 2-119.C: Pedestrian Walkways in Parking Lots**, Pedestrian walkways required above shall:
 - (1) Be a minimum of 5 feet wide;
 - (2) Be distinguishable from areas used by vehicles in one or more of the following ways:
 - (i) Varying surfacing material, patterns, and/or paving color, but not including the painting of the paving material;
 - (ii) Varying paving height;
 - (iii) Decorative bollards; or
 - (iv) Raised median walkways with landscaped buffers;

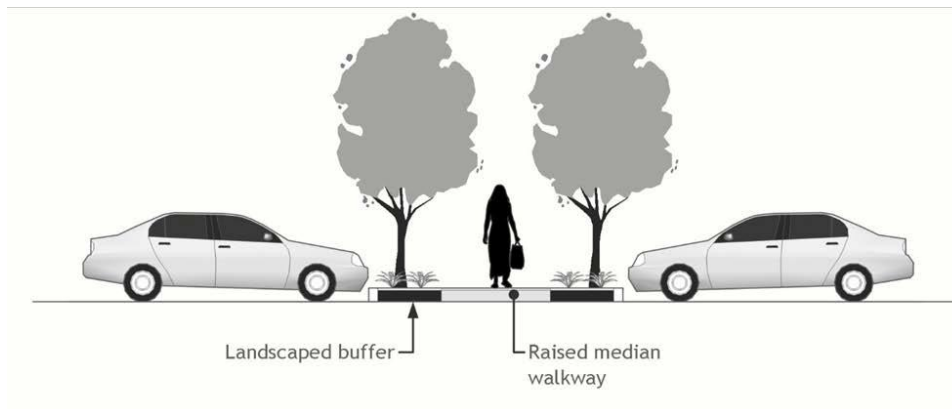


Figure 2-119.C: Pedestrian Walkways in Parking Lots

- (3) Be designed with similar and/or complementary details, colors, and finishes as other interconnected walkways;
- (4) Have adequate lighting for security and safety;
- (5) Be conveniently and centrally located on the subject property;
- (6) Be ADA-accessible; and
- (7) Not include barriers that limit pedestrian access between the subject property and required connections to adjacent properties.

- D. *Pedestrian Connectivity*. Building façades that are longer than 400 feet in length must provide a midblock pedestrian connection through the building, as shown in **Figure 2-119.D: Midblock Pedestrian Connection**.

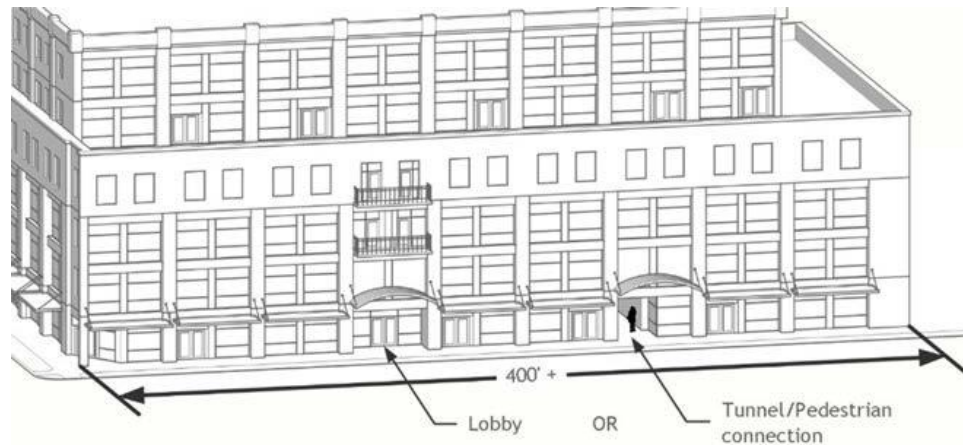


Figure 2-119.D: Midblock Pedestrian Connection

- E. *Private Garages and Surface Parking for Middle Housing*.

1. Garages shall be located behind dwelling units and accessed by alleys or private drives.
2. Garages shall be setback a minimum of 5 feet from an alley or private drive. Any additional setback beyond 5 feet must be at least 18 feet from the edge of the alley/private drive. See **Figure 2-119.E: Rear Loading Garage Setback**.

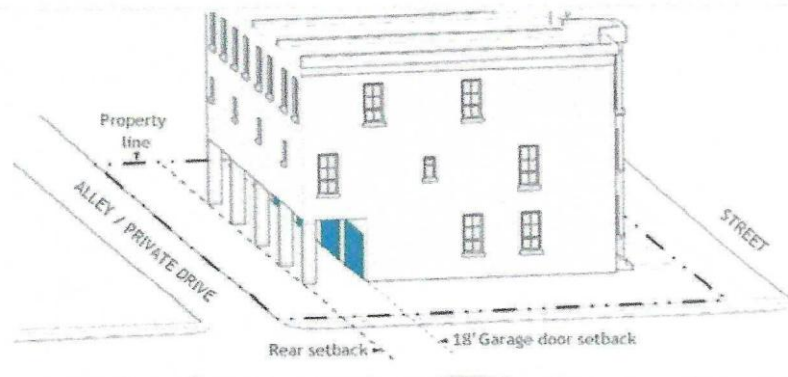


Figure 2-119.E: Rear Loading Garage Setback

3. Parking shall be designed to limit curb cuts and most efficiently park vehicles.
4. Parking may take place on a shared, paved Parking Lot or in shared driveways.

Sec. 2-120. - Pedestrian Realm Enhancements.

The Pedestrian Realm, as required by Section 2-119: Lot Layout and Site Design Regulations, shall include amenities to enhance the pedestrian experience. All pedestrian amenities shall comply with the City's Design Standards.

- A. *Pedestrian Amenities Required for All Development.* The Pedestrian Enhancement Zone must include the following amenities:
1. Pedestrian-scaled lighting poles or bollards, no more than 15 feet in height, shall be installed at even intervals where possible.
 2. One Tree shall be provided for every 40 linear feet of street frontage or portion thereof. Trees must be at least 10 feet in height and have a minimum 4-inch caliper immediately after planting. Tree caliper is measured 6 inches from natural ground level. The Director may credit each preserved Protected Tree in the Lake Pointe Redevelopment District by counting it as two Trees that would otherwise be required to comply with this requirement, if it substantially serves the purpose of this Section to enhance the pedestrian experience.
 3. The Director may allow or require minor deviations from the requirements of this Section in order to compensate for an unusual site condition or to protect a natural feature or public infrastructure.
- B. *Additional Pedestrian Amenities for Nonresidential, Multi-Family, and Mixed-Use Buildings.*
1. *Applicability.* This subsection sets forth a range of options for pedestrian enhancements to improve the streetscape and foster a pedestrian-oriented environment. Sites shall provide pedestrian enhancements in the Pedestrian Enhancement Zone. Any combination of options from **Table 2-120.1: Pedestrian Enhancement Options** may be used to achieve a minimum of 8 points required for each site. To satisfy these requirements, amenities must be open and accessible to the public.
 - a. *Middle Housing Exempt.* Lots exclusively occupied by Middle Housing shall not be required to provide additional pedestrian amenities as set forth in **Table 2-120.1: Pedestrian Enhancement Options**.
 - b. *Pedestrian Enhancement Options.*

Table 2-120.1: Pedestrian Enhancement Options	
Description	Points
Spaces and Areas	
An enhanced landscaped area provided such landscaped area has a minimum depth and width of 10 feet and a minimum total area of the lesser of 650 square feet or 2% of the net site area. Enhanced landscaping includes additional plant quantity and varieties, pedestrian accommodations, raised beds, and landscape walls or similar hardscape elements.	1 point (Maximum 3)
A playground, patio, or plaza with outdoor seating areas, provided the playground, patio, or plaza has a minimum depth and width of 10 feet and a minimum total area of 300 square feet.	2 points
Shade provided for the playground, patio, or plaza using Canopies pergolas, shade trees(minimum 6-inch caliper), or other coverings.	2 points
Site Features	
At least 1 Blank Wall treatment: <ul style="list-style-type: none"> • Install trellises with climbing vines or plant materials along wall; • Provide a planting bed with plant material that screens at least 50% of the wall surface; or • Provide artwork on the surface. 	1 point

Creative, ornate or decorative art installations, sculptures, murals, or other intentional artwork	1 point (Maximum 2)
Rain gardens, street-side swales, soil and turf management or other appropriate storm water infiltration system(s) to capture and infiltrate a minimum of 25% of site-generated stormwater (subject to Engineering approval)	3 points
Seating every 50 feet adjacent to the building or within the Pedestrian Enhancement Zone, provided such seating includes a variety of seating types and figurations, accommodates solitary and social activities, and provides a safe, comfortable seating surface with smooth, even surfaces and curved edges. The following kinds of seating may be used to meet the requirement: moveable seating, fixed individual seating, fixed benches with and without backs, and seating designed into architectural features (e.g., walls, planter ledges, and seating steps).	1 point
Shade provided for seating areas using Canopies, pergolas, shade trees (minimum 6-inch caliper), or other coverings.	1 point
Trash and recycling receptacles installed every 250 feet along the building frontage and at each building entrance adjacent to a pedestrian walkway	1 point

Sec. 2-121. - Building Design and Additional Development Standards—Multi-Family, Mixed-Use and Nonresidential Development.

- A. *Building Arrangement.* Buildings on sites larger than 5 acres shall be organized to create pedestrian-friendly spaces and streetscapes and should be arranged to frame Streets and Civic Spaces (see Figure 2-121.A: Building Arrangement).



Figure 2-121.A: Building Arrangement

- B. *Civic Space.*

1. A minimum of 5% of the Lake Pointe Redevelopment District shall be dedicated to Civic Space. Area within the Pedestrian Realm that is adjacent to a Street shall not count towards required Civic Space.
2. Civic Space shall be provided along waterfront properties. Where a trail is proposed, the minimum width shall be 10 feet.
3. In the Lake Pointe Redevelopment District, the parkland dedication requirement set forth in Section 5-30 may be satisfied through the provision of Civic Space if:
 - a. The Civic Space contains recreational amenities, as described in Section 5-30.6; and
 - b. The Parks and Recreation Director approves of the proposed recreational amenities.
4. *Kiosks*. Kiosks, whether temporary or permanent structures, shall be permitted within a Civic Space provided that the structure:
 - a. Is a maximum of 20 feet in height and no larger than 200 square feet;
 - b. Is occupied by a use permitted in the LPR District;
 - c. Complies with all applicable building codes; and
 - d. Does not impede and is not located within any Clear Zone.

C. *Building Orientation and Siting.*

1. Buildings shall be oriented so that the Primary Façade faces the Street or Civic Space.
2. A minimum of 70% of the Primary Façade along the Street shall be located within the Build-to Zone (see Figure 2-121.B: Building Siting).
3. On corner lots, a minimum of 30% of the side street building façade shall be located within the Build-to Zone (see Figure 2-121.B: Building Siting).

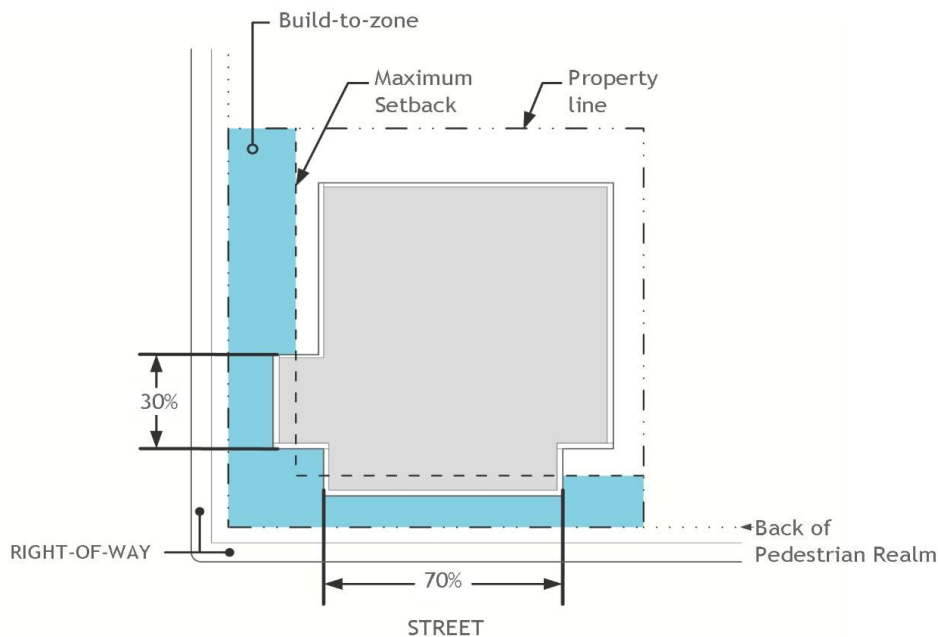


Figure 2-121.B: Building Siting

4. The minimum building siting requirement may be reduced for an outdoor seating and dining area as shown in Figure 2-121.C: Minimum Frontage Requirements - Outdoor Seating and Dining, provided such area is designed and located:

- a. To avoid interference with any pedestrian access ramp from any abutting street onto the Clear Zone, and to avoid all areas required for maneuvering of wheelchairs and other ambulatory devices at the top of any pedestrian access ramp; and
- b. To meet the standards for Clear Zone set forth in Section 2-119.A.2.

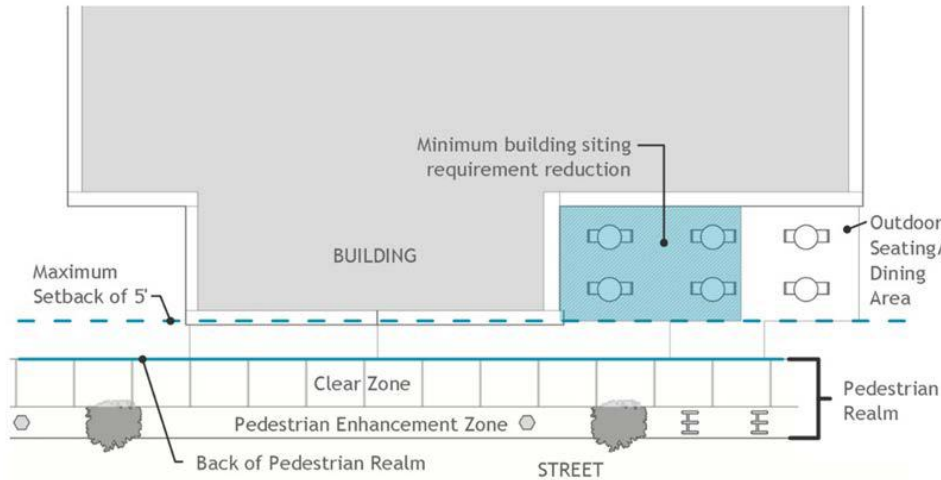


Figure 2-121.C: Minimum Frontage Requirements- Outdoor Seating and Dining

D. Building Entrances.

- 1. Each ground level building and separate tenant space shall have at least 1 Primary Entrance to the adjacent Street or Civic Space (see Figure 2-121.D: Building Entrances). Shared/common lobbies may count as a Primary Entrance for tenant spaces with entrances internal to the building.
 - a. If a natural geographic feature, such as a waterway or other major landscaping feature, public park, trail, or other open space is on or adjacent to the site, each building shall have a Primary Entrance connecting to the feature.
 - b. A corner entrance may count as a Primary Entrance for any intersecting features (see Figure 2-121.E: Orientation Toward Primary Street Frontage).

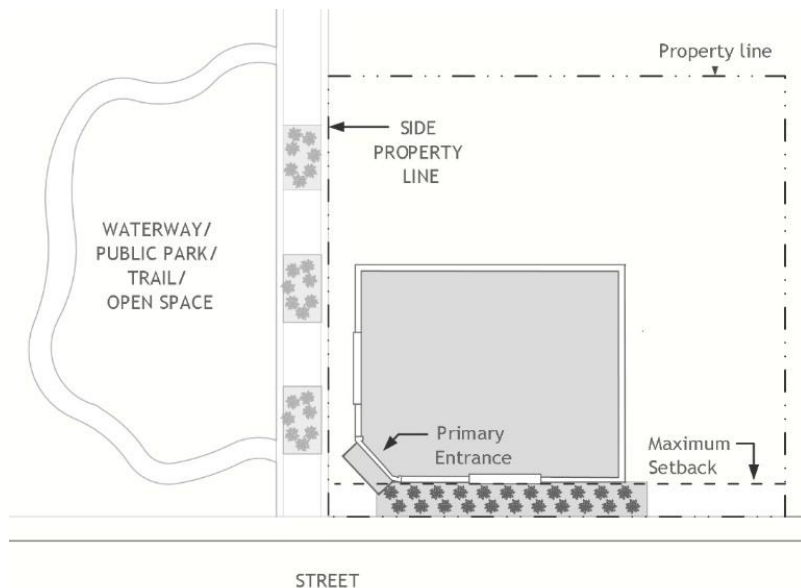


Figure 2-121.D: Orientation Toward Primary Street Frontage

2. Primary Entrances shall be defined and articulated with architectural elements such as pediments, columns, porticos, porches, overhangs, or other similar elements approved by the Director (see Figure 2-121.E: Building Entrances).
3. All ground-floor entrances shall be covered or inset to provide shelter from inclement weather. The inset or cover shall be no less than 20 square feet (see Figure 2-121.E: Building Entrances).

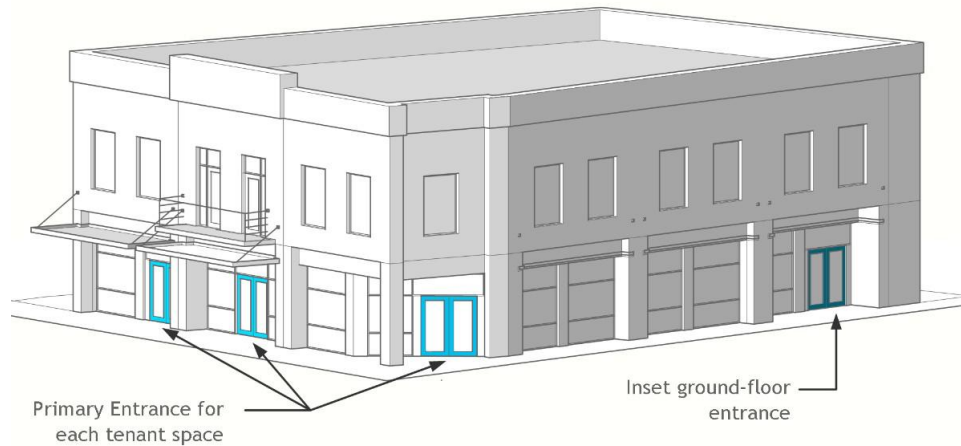


Figure 2-121.E: Building Entrances

E. Ground Level Design.

1. *Ground Level Multi-Family Residential.* All Buildings that have residential unit floor plates within 6 feet of finished grade shall meet the following standards:
 - a. The building shall include an entrance into the unit that is accessible from the Pedestrian Realm. Entrances above grade are considered accessible from the Pedestrian Realm.
 - b. Units shall include ground level windows that provide residents a view of the street and Pedestrian Realm.
 - c. Lobbies that provide access to upper stories may be located at grade level.
 - d. Any fencing used to enclose patios adjacent to the Pedestrian Realm may not exceed 4 feet in height.
 - e. All ground floor residential units along Streets shall maintain a minimum structural ceiling height of 13 feet to provide the opportunity for future conversion to nonresidential uses.
2. *Ground Level Nonresidential.*
 - a. All buildings that have nonresidential uses at ground level adjacent to the Pedestrian Realm shall meet the following requirements.
 - (1) Entrances shall be located at the approximate elevation of the adjacent sidewalk.
 - (2) Ground floors shall have a minimum clear height of 13 feet between finished floor and the ceiling or top plate. Mezzanines within the retail space shall be allowed per building code.
 - b. The ground level façade must include building elements that provide weather protection at least 6 feet deep along at least 75% of the façade.

F. *Building Form.*

1. *Building Mass.* Buildings shall be designed to reduce apparent mass, ground the building, provide visual relief, and reinforce pedestrian scale. This shall be accomplished by differentiating between the ground level and upper levels through architectural features. Examples of features include but are not limited to: Canopies, balconies, Arcades, varying materials, banding, noticeable change in color or shade, parapet walls, or other horizontal or vertical elements (see Figure 2-121.F: Façade Articulation, Building Form, and Transparency).
2. *360-Degree Architecture.* Those sides of a building that are not visible from the Street shall have a finished façade that is similar to the visible façades in terms of materials and architectural detailing.
3. *Façade Articulation.* All Primary Façades and Street-facing façades shall provide visual relief which breaks or minimize the scale of the building. These façades shall not exceed 50 feet in length without incorporating 2 of the following elements:
 - a. Vertical building modulation of at least 12 inches in depth;
 - b. Projections, recessions, or reveals such as, but not limited to, columns, pilasters, cornices, and bays, and having a change of wall plane that is a minimum of 6 inches in depth; and/or
 - c. A change in building material, siding style, or color.
4. *Transitions to Residential.* Buildings on sites adjacent to residential shall be designed to minimize impacts on Single-Family and Middle Housing Dwellings and maximize the privacy of residents by:
 - a. Locating sources of audible noise (e.g., heating and air conditioning units) as far away from lower intensity uses as practical;
 - b. Placing windows on the building to minimize direct lines of sight into neighboring homes; and
 - c. Orienting porches, balconies, and other outdoor living spaces away from neighboring homes.

G. *Building Transparency.* Façades that are oriented toward Streets or Civic Spaces shall meet the following transparency requirements, as shown in Figure 2-121.F: Façade Articulation, Building Form, and Transparency:

1. *Ground-Floor Transparency.*
 - a. For nonresidential uses, at least 40% of each ground floor façade shall be transparent.
 - b. For residential uses, at least 15% of each ground floor façade shall be transparent.
2. *Upper-Floor Transparency.* At least 20% of upper floors shall be transparent.



Figure 2-121.F: Façade Articulation, Building Form, and Transparency

3. *Transparency Standards.*

- a. Windows and other materials intended to meet the minimum transparency requirements shall not be reflective or mirror-like in appearance.
- b. Windows shall be individually defined with detail elements such as frames, sills and lintels or other elements that provide delineation between window panes.
- c. "Storefront"-type glass walls shall not extend in a continuous unbroken façade longer than 50 feet (see Figure 2-121.G: Building Transparency - Storefront).

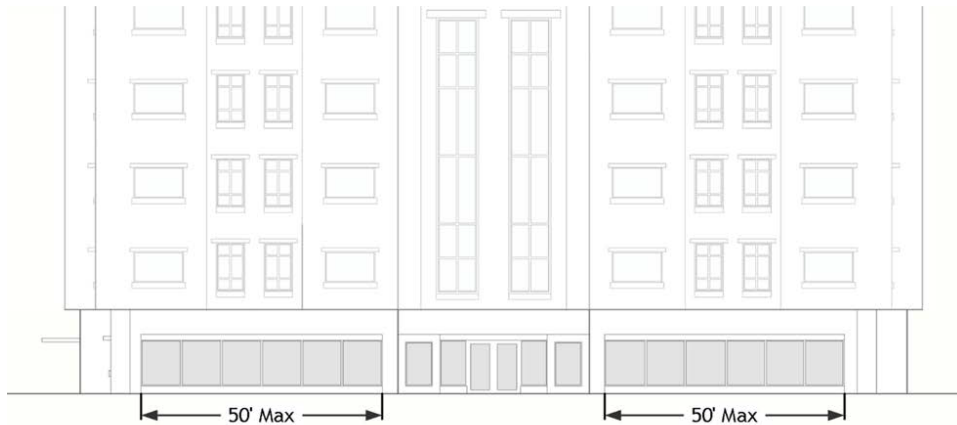


Figure 2-121.G: Building Transparency - Storefront

H. *Additional Standards for Multi-Family Development.* In addition to the standards above, all Multi-Family development must provide additional amenities. Applicants shall select amenity options from the Development Application Handbook to achieve the minimum number of points required for the development as indicated below in Table 2-121.1: Required Points for Multi-Family Development by Number of Units. For purposes of meeting the minimum requirements of this Section, amenities include but are not limited to amenities such as a pool; fitness center; community gathering space (indoor or outdoor); business center; bicycle storage; balconies; multiple floor plans; enhanced building finishes; Leadership in Energy and Environmental Design (LEED) certification; and energy efficient appliances.

Table 2-121.1: Required Points for Multi-Family Development by Number of Units	
Number of Dwelling Units	Minimum Points Required
< 50	20 points
50—99	40 points
100—149	60 points
150—249	80 points
250—350	100 points

> 350	For every additional 50 units, an additional 10 points
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I. *Existing Buildings.* Existing Buildings located in the LPR district shall not comply with this Section, unless there is a Substantial Improvement to the Building.

([Ord. No. 2325](#), § 4, 12-19-23)

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 20 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 or Civic Space.
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 facades that face Streets, Mews and Civic Spaces shall be windows or doors. Facades facing alleys shall include a minimum of two windows.

([Ord. No. 2325](#), § 4, 12-19-23; [Ord. No. 2339](#), § 10, 6-6-24)

Sec. 2-123. - Lake Pointe Redevelopment District Permitted Uses and Parking Requirements.

The Lake Pointe Redevelopment District Permitted Uses and Parking Schedule is shown below. Additional regulations indicated in the "Notes" column can be found at the end of the Permitted Uses and Parking Schedule. Parking design requirements and reductions are set forth in Subsection B and C below.

A. *Table of Permitted Uses and Parking Schedule.*

Table 2-123.1: Permitted Uses and Parking Schedule for Lake Pointe Redevelopment District				
Land Use	LPR	Definition	Parking	Notes
Residential				
Dwelling, Live/Work	P (N)	A building that contains 1 or more Dwelling Units that maintain integrated living and working	2: Dwelling Unit	1

		space in different areas of the unit, either horizontally or vertically stacked.		
Dwelling, Multiplex	P (N)	A building on 1 platted lot that contains 3 to 6 Dwelling Units either horizontally or vertically stacked.	1:3 Dwelling Units PLUS 1.5: One Bedroom Unit and 2: Two or More Bedroom Units	2
Dwelling, Multi-Family	P (N)	7 or more Dwelling Units within a building on 1 platted lot.	1: 5 Dwelling Units PLUS 1.5: One Bedroom Unit and 2: Two or More Bedroom Units	2, 3
Dwelling, Single-Family Attached (Townhome)	P (N)	A building that contains Dwelling Units located on separately platted lots that are joined to other Dwelling Units on 1 or both sides by a common wall that is located along the side lot line and separates the individual Dwelling Units, commonly referred to as a townhouse.	1:5 Dwelling Units PLUS 1.5: One Bedroom Unit and 2: Two or More Bedroom Units	2
Dwelling, Two-Family (Duplex)	P (N)	A building on 1 platted lot that contains only 2 Dwelling Units, either horizontally or vertically stacked, and has open space on all sides of the building, commonly referred to as a duplex.	2: Dwelling Unit	2
Dwelling, Urban Home	P (N)	A building that contains only 1 Dwelling Unit and is larger in height than in width and located on a lot no wider than 40 feet, commonly referred to as a detached townhome.	2: Dwelling Unit	2
Child Care Home (≤6 Children)	P	A dwelling where state-licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than 6 children at one time, including children of the adult provider, for less than 24 hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.	2: Dwelling Unit	
Child Care Home (≥7 Children)	C	A dwelling where state licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than 12 children at one time, including children of the adult provider, for less than 24 hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.	2: Dwelling Unit	
Community Home	P	A dwelling for not more than 6 persons with disabilities and 2 supervisors and is licensed under and complies with Chapter 123 of the Texas Human Resources Code.	2: Dwelling Unit	
Institutional				

Library	P	A public facility that allows the view and check out of books, videos, and other literature.	1:300 sq.ft.	
Museums and Art Galleries	P	A building serving as a repository for a collection of natural, scientific, artistic, or literary objects of interest, and designed to be used for viewing, with or without an admission charge, and that may include the sale of goods and novelties as an accessory use.	1:300 sq.ft.	
Parks and Recreational Facilities	P	An area developed for active play and recreation that may include, but is not limited to, open space, sports courts, play equipment, trails, restrooms, and maintenance structures. The area may be owned by a public entity and used to provide recreational activities to the general public; or the area may be owned by a private, nonprofit, or homeowner's association and used to provide recreational activities to the members of the association.	1:100 sq.ft. of Indoor Facilities Plus 1:4 Persons Design Capacity of Outdoor Facilities (Including Both Participants and Spectators as Applicable)	
School, College, and University	P	An institution established for educational purposes offering courses for study beyond the secondary education level. Dormitories for students and employees only are permitted in conjunction with these uses.	The applicant shall provide parking analysis for the proposed development and parking estimate shall be approved by the Director of Planning.	
School, Vocational	P (N)	Trade schools and commercial schools offering training or instruction in a trade, art, or occupation.	1:100 sq.ft. of Classroom Space Plus 1:300 sq.ft. for Workshop or Instructional Space	4
Office				
Professional Office, Neighborhood	P	An establishment for the provision of executive, management, or administrative services in an office setting in a building less than or equal to 20,000 sq.ft. Examples may include offices of accountants, engineers, bookkeepers, attorneys, insurance, consultants, city planners.	1:250 sq.ft.	
Professional Office, Regional	P	An establishment for the provision of executive, management, or administrative services in an office setting in a building greater than 20,000 sq.ft. Examples may include offices of accountants, engineers, bookkeepers, attorneys, insurance, consultants, city planners.	1:250 sq.ft.	
Retail				

Bar	P	A facility that derives more than 50% of its revenue from the sale of alcohol beverages for consumption on the premises where the same are sold.	1:200 sq.ft.	
Furniture and Home Furnishings Store	P (N)	A business that engages in the sale of household furniture, decorations, and related consumer goods.	1:300 sq.ft.	4
Grocery, Convenience Store	P	A retail establishment that sells food and other consumable and non-consumable products for off-premises use or consumption that is 6,000 sq.ft. or less.	1:200 sq.ft.	
Grocery, Market	P	A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods that is 30,000 sq.ft. or less.	1:200 sq.ft.	
Grocery, Supermarket	P	A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods that is greater than 30,000 sq.ft.	1:200 sq.ft.	
Liquor Store	P(N)	A retail establishment primarily engaged in selling beer, wine, and other alcoholic beverages. Establishments may specialize in a particular type of alcoholic beverage.	1:200 sq.ft.	4
Pharmacy without Drive-Thru	P	An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related merchandise.	1:200 sq.ft.	
Restaurant, With No Drive-In or Drive-Thru Service	P	An establishment that prepares and sells food and beverages for immediate consumption, including cafes, coffee shops, sandwich shops, ice cream parlors, take-out, and similar uses.	1:50 sq.ft. of Public Seating and Waiting Area (Including Outdoor Areas for Seating and Waiting) PLUS 1:200 sq.ft. of the remainder of the building.	
Retail, Neighborhood	P	Retail establishments, under 25,000 sq.ft., engaged in the sale of a variety of products including items such as clothing, shoes, flowers, books, gifts, jewelry, sporting goods, crafts, and other items not elsewhere classified.	1:200 sq.ft.	
Retail, Regional (Department or Big Box Store)	P	A retail establishment, 25,000 sq.ft. or greater, selling a variety of goods, such as clothing, shoes, home goods, sporting goods, and other items which are arranged into departments.	1:200 sq.ft.	

Wine Bar	P	An establishment primarily engaged in selling wine for consumption on and off the premises and which possesses a Wine and Malt Beverage Retailer's Permit (BG) from the state of Texas.	1:200 sq.ft.	
Services				
Adult Day-Care	P	A group program that is licensed by the State of Texas and designed to meet the needs of four or more functionally and/or cognitively impaired adults through an individual plan of care. These structured, comprehensive programs provide a variety of health, social, and other related support services in a protective setting during any part of a day, but less than 24-hour care. Adult day care services are dedicated to keeping adults needing assistance healthy, independent, and non-institutionalized. Adult day centers generally operate programs during normal business hours five days a week. Some programs offer services in the evenings and on weekends.	1:200 sq.ft.	
Animal Services, Boarding/Day Care	P	A facility for the overnight boarding or day care of small animals such as dogs, cats, birds, small reptiles, and other similar household animals.	1:300 sq.ft.	4
Animal Services, Outdoor Runs (Accessory)	P	Fenced outdoor facilities for small animals. This use is an accessory only in association with an approved Animal Services, Small Animals or Animal Services, Boarding/Day Care use.	No Additional Parking Required	
Animal Services, Small Animals	P	A facility for the medical or surgical treatment, grooming, or other veterinary services for small animals such as dogs, cats, birds, small reptiles, and other similar household animals. Overnight stays are primarily for those required after a surgical procedure for a household pet.	1:300 sq.ft.	
Assembly Facility, Banquet/Event Center	P	A building, facility, room, or portion thereof, which is rented, leased or otherwise made available to any person or group for a private event function, that is not open to the general public, whether or not a fee is charged. This use also includes meeting halls for civic organizations or social groups. This definition does not include assembly facilities associated with and on the same campus as a Place of Worship.	1:100 sq.ft.	
Child Care Facility, Daycare	P	An establishment, other than a public or private school, providing care, training, education, custody, treatment or supervision for 7 or more	1:300 sq.ft.	

		children for less than 24 hours a day at a location other than the permit holder's home. A state license is required.		
Cleaning, Dry Cleaners Pick-Up & Drop-Off without Drive-Thru	P (N)	An establishment that accepts clothing to be laundered, dry cleaned, dyed, or pressed. Laundering and pressing is permitted on site. Dry cleaning, dyeing, and other processes involving the use of solvents are prohibited on-site.	1:200 sq.ft.	6
Clinic, Medical, Dental or Therapist	P	An institution, public or private, for the examination, evaluation, and treatment of out-patients by an individual or group of doctors, dentists, or other licensed members of a human health care profession, such as speech, physical, or occupational therapists, chiropractors, and dieticians.	1:200 sq.ft.	
Commercial Amusement, Indoor	P	An amusement enterprise offering entertainment or games of skill to the general public for a fee or charge, wherein all portions of the activity takes place indoors, including, but not limited to: bowling alley, billiard/pool facility, miniature golf course, gun range/archery range, roller/ice skating rink, racquetball/handball club, indoor tennis courts/club, indoor swimming pool or scuba diving facility, video arcade, indoor trampoline park/bouncy park, fortune telling, card reading, illusionists, magicians and puzzle-solving games.	Bowling Alley: 4: each bowling lane; Billiard/Pool Facility: 2: pool table; Indoor Miniature Golf Course: 1:200 sq.ft. for indoor, plus 1½: hole; Gun Range/Archery Range: 1:200 sq.ft. of indoor facilities, plus 1: lane; Roller/Ice Skating Rink: 1:150 sq.ft. of rink area; Indoor Game Courts: 3: court; Video Arcade: 1:200 sq.ft., plus 1:3 persons that the facility is designed to accommodate at maximum capacity; Indoor Trampoline/Bouncy Park: 1:200 sq.ft. Other Uses: 1:200 sq.ft.	
Commercial Amusement, Outdoor	P	A commercially operated enterprise offering entertainment or games of skill to the general public for a fee or charge, wherein any portion of the activity takes place outdoors, including, but not limited to, miniature golf course, amusement park, golf driving range, archery range, batting cages, go-cart track, sports field, and swimming pool/waterpark. Gun ranges are classified as Commercial Amusement, Indoor.	Parking: Miniature Golf Course: 1:200 sq.ft. of indoor facilities, plus 1½:hole; Golf Driving Range/Archery Range: 1:200 sq.ft. of indoor facilities, plus 1:lane or skeet field; Amusement Park: 1:3 persons that the facilities are designed to accommodate at maximum capacity; Go-Cart Tracks/Sports Fields/Swimming Pool: 1:100 sq.ft. of Indoor facilities, plus 1:4 persons design capacity of outdoor facilities, including both participants and spectators as applicable; Other Uses: 1:200 sq.ft.	
Concert or Performance Hall	P	A building devoted to the showing of musical or live performances including rehearsal space.	1:500 sq.ft.	
Concierge Medical Care	P	A business engaged in medical care of clients for an annual or monthly fee with a limited number of clients. Doctors in this industry may conduct business in an office or visit patients at home. The concierge medical facility may not exceed	1:250 sq.ft.	

		2,500 sq.ft.; a larger facility is classified under Clinic.		
Counseling and Therapy Services	P	An establishment providing treatment on an outpatient basis for mental health and wellness issues (without the use of drugs) including individual, marital, and family counseling by one or more licensed therapists, counselors, and/or clinical social workers.	1:250 sq.ft.	
Financial Institution without Drive-Thru	P	A banking establishment without drive-thru facilities, open to the public, for the deposit, custody, loan, exchange or issue of money, the extension of credit, and facilitating the transmission of funds. Excludes pawnshops, check cashing businesses, payday advance/loan businesses, car title loan businesses and bail bonds.	1:250 sq.ft.	
Fitness Center	P	An establishment engaged in providing indoor fitness instruction such as yoga, Pilates, martial arts, Zumba, kickboxing, boot camp, swimming instruction, etc. t. See Fitness Center, Outdoor Facilities & Activities (Accessory) for any outdoor facilities or activities.	1:200 sq.ft.	
Fitness Center, Outdoor Facilities & Activities (Accessory)	P	An accessory use only permitted in conjunction with and on the premises of a Fitness Center use. Permitted accessory uses include outdoor fitness facilities, outdoor ball courts, outdoor swimming pools, or outdoor 1 fitness classes.	No Additional Parking Required unless determined necessary by the Director of Planning	
Hotel, Full Service	P(N)	A hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities: 1. A minimum of 10,000 square feet of dedicated meeting and event facilities; 2. Full-menu room service; 3. Fitness center; 4. Swimming pool; 5. Restaurant accessible through the interior of the hotel that offers a full-menu, table service, and seating for at least 50 patrons during standard dining hours; and 6. Lounge area containing a counter, tables, or seating area where alcoholic beverages are sold for consumption in that area.	1: Guest Room PLUS 1:200 sq.ft. for Meeting Room/Restaurant	7
Hotel, Select Service	P(N)	A hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities:	1: Guest Room PLUS 1:200 sq.ft. for Meeting Room/Restaurant	7

		<ol style="list-style-type: none"> 1. A minimum of 3,000 square feet of dedicated meeting and event facilities; 2. A restaurant or bar accessible through the interior of the hotel with seating for at least 30 patrons; 3. An outdoor activity area of no less than 2,000 square feet; 4. Swimming pool; and 5. Fitness center. 		
Individual and Family Social Services	P	Establishments engaged in providing one or more of a variety of individual and family social, counseling, welfare, or referral services, including refugee, disaster, and temporary relief services.	1:250 sq.ft.	
Medical and Dental Laboratory	P	A facility in which medical tests are conducted on specimen, body fluids, tissues, such as blood analysis, molecular diagnostics, forensic toxicology testing; or dentures, artificial teeth, and orthodontic appliances are made to order for the dental profession.	1:300 sq.ft.	
Movie Theater	P	A building or portion of a building devoted primarily to the showing of movies or motion pictures and including the sale of concessions to theater patrons.	1:4 Seats	
Other Educational Services	P	Educational establishments, other than elementary and secondary schools, providing instruction in a classroom setting with a specific set of curricula including tutoring, music schools, language school, and similar establishments as well as educational testing centers.	1:300 sq.ft.	
Other Health Services	P	Establishments engaged in a variety of other outpatient health services not otherwise specified including dialysis centers, blood donations, and other non-surgical outpatient services.	1:300 sq.ft.	
Permanent Makeup	P	An establishment that practices placing of marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the facial skin by means of the use of needles or other instruments designed to contact or puncture the skin to produce designs that resemble makeup such as eyebrows, eyeliner, lips, and other permanent enhancing colors.	1:200 sq.ft.	

Personal Services	P	An establishment engaged in the provision of informational, instructional, personal improvement, personal care, and similar services, such as portrait shops, photography studios, art and music schools, driving schools, print shops, handicraft/art or hobby instruction, salons, spas and barber shops, household and personal goods repair, and tailor/alterations shops.	1:200 sq ft.	
Place of Worship	P	A building for regular assembly for religious public worship that is used primarily for and designed for such purpose such as a church, synagogue, mosque or similar, along with accessory activities that are customarily associated therewith, such as a place of residence for clergy on the premises, and that is tax exempt as defined by State law.	With Fixed Seating: 1:3 Seats in the Main Assembly Area OR Without Fixed Seating: 1:75 sq.ft. in the Main Assembly Area	
Research, Life Sciences and Healthcare	P	An establishment engaged in research concerning biology, microbiology, biochemistry, other life sciences, and general healthcare such as agricultural research, food research, pharmaceutical research, oceanographers, biotechnical research, and other related life science and healthcare research.	1:300 sq.ft.	
Research & Technology Development	P	An establishment which conducts scientific research, including development, testing or controlled production of high-technology electronic, industrial, or scientific such as computer software, electronic components, electronic research, instrument analysis, robotics, optical equipment, and other related services.	1:300 sq.ft.	
Senior Living, independent (55+)	P(N)	An establishment providing dwelling units specifically designed for the needs of people 55 and over. In addition to housing, this type of facility provides convenience services, such as meals, housekeeping and transportation, and community facilities, such as central dining rooms and activity rooms.	2:Dwelling Unit	2, 8
Senior Living, Transitional Care	P(N)	Any combination of Independent, Senior Living, Assisted Living, and Nursing and Personal Care Facility.	For Independent and Assisted Living - 2:Dwelling Unit For Nursing and Personal Care Facility - 1:2 Resident Occupants (at maximum capacity of facility)	2, 5, 8

Studio, Glass or Ceramics	P	An establishment primarily used for an artisan workshop to make or manipulate glass or ceramic products.	1:500 sq.ft.	
Studio, Metalwork, Woodwork, & Furniture (Including Repair)	P	An establishment primarily used for an artisan workshop dedicated to metal work, woodworking, or furniture making. Activities include, but are not limited to, forging individual pieces of metal, welding services, blacksmithing, creating works of art using metal, carving wood, assembling pieces together, furniture upholstery and repair, or finishing wooden pieces. Activities may also include repair that utilizes welding.	1:500 sq.ft.	
Vehicle-Related				
Parking, Facility	P(N)	A parking facility that provides parking spaces for vehicles less than 1 - ton capacity for a fee or free.	No Additional Parking Required	9
Industrial				
Microbreweries	P(N)	A facility with 30,000 sq.ft. or less of enclosed space, where beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and consumption, which possess the Brewpub(BP) license from the State of Texas and which follows all TABC requirements from the State of Texas.	1:500 sq.ft. of Production Area and Office PLUS 1:100 sq.ft. of Taproom, Lounge, and Dining Area, of Both Indoor and Outdoor Seating	10
<p>Supplemental Regulations</p> <ol style="list-style-type: none"> 1. Dwelling, Live/Work. Non-residential uses in a Live/Work dwelling are limited to the first floor of the dwelling. 2. Home Occupation. A Home Occupation is only permitted as an Accessory Use in a residential Dwelling Unit if it meets the following conditions: <ol style="list-style-type: none"> a. It does not depend on the employment of a person who does not reside in the residence; b. A separate entrance is not provided for the conduct of the occupation; c. An alteration is not made in the Dwelling Unit that changes its character as a Dwelling Unit; d. It does not use outdoor storage; e. A Sign advertising the Home Occupation is not located on the Premises; f. It does not require the delivery or shipment of merchandise, goods, or equipment by other than passenger motor vehicles, ¾ ton step-up van or similar sized trucks; g. It does not create or cause any perceptible noise, odor, smoke, electrical interference or vibrations to emanate from the Premises; and h. It is conducted so that it does not create parking or traffic congestion or otherwise place an undue burden on the abutting or adjoining neighbors or the immediate neighborhood. 3. Multi-Family Dwelling. <ol style="list-style-type: none"> a. All Multi-Family Dwellings shall meet the additional criteria in Sec. 2-121.H. b. Number of Units shall not exceed the maximum number of units in the Lake Pointe Regional Activity Center as identified in the Comprehensive Plan. 4. Size Limitation (30,000 sq. ft.). Uses are not allowed to occupy a space larger than 30,000 square feet. 5. Assisted Living. Assisted Living uses must comply with the following requirements: 				

- a. Provide a common dining area;
 - b. Provide housekeeping and transportation services to residents; and
 - c. Be licensed by the state under Texas Administrative Code Ch. 92 as a Type A or Type B facility.
 - c. Be licensed by the State under Texas Administrative Code Ch. 92 as a Type A or Type B facility.
6. Dry-Cleaning Facilities. Screening is required to minimize view of any rear door, utility door, or loading and unloading bay from any adjacent property line or right-of-way.
7. Hotels (Full or Select Service).
- a. Intent. The City Council has determined that establishing minimum standards for hotels protects and advances the general welfare of the community by providing for structural integrity, safety, durability, and improved maintenance of sites, and by promoting economic development by providing quality hospitality developments that support the City's businesses.
 - b. Definition. For hotels, Cooking Facility includes a conventional oven, convection oven, stove top burner, grill, hibachi or hotplate that does not serve an integral part of an appliance designed solely to produce coffee, sink with a 1 inch or larger in diameter drain, garbage disposal, dishwasher, counter space for cooking, preparing, or serving food, but does not include a microwave, miniature refrigerator or freezer, or coffee maker.
 - c. Minimum Requirements. A hotel must meet the following requirements:
 - i. Guest rooms must be accessible only through interior corridors;
 - ii. Entrance through exterior doors must be secured and accessible only to guests and employees;
 - iii. Hotel management must be on-site 24 hours each day;
 - iv. Prohibit overnight parking of trucks with more than 2 axles and recreational vehicles in the hotel's Parking Lot and Parking Garage, erect signs in compliance with Chapter 2308 of the Texas Occupations Code stating those vehicles will be towed from the hotel property;
 - v. Except for not more than 5% of the total number of guest rooms in a Full Service Hotel, guest rooms in a hotel may not contain any Cooking Facility; and
 - vi. Delivery service areas must be screened from the view of any Right-of-Way or residential area by masonry walls.
8. Independent Senior Living. Independent Senior Living uses must comply with the following requirements:
- a. Provide a common dining area that is at least 3,000 sq. ft.;
 - b. Provide housekeeping and transportation services to residents;
 - c. Provide physical fitness and/or wellness facilities on-site;
 - d. Units must be accessible through temperature controlled interior corridors; and
 - e. At least one person aged 55 or over shall reside in each unit.
9. Parking, Facility. Parking Facilities are limited to parking garages. Standalone surface Parking Lots are not permitted.
10. Microbreweries. Each establishment must include one or more of the following totaling at least 15% of the square footage of the enclosed space: a restaurant, tasting room, bar, or lounge.

- B. *Parking Spaces and Maneuvering Area.* All developments must meet the standards for parking spaces and maneuvering area dimensions and design in Article V. Off-Street Vehicle and Bicycle Parking and Loading Regulations.
- C. *Rules for Computing Parking Requirements.* In computing the number of Parking Spaces required for each of the uses as shown in the Table 123.1: Permitted and Parking Schedule for Lake Pointe Redevelopment District, the following rules govern:
 - 1. *Base Off-Street Parking Reduction.* Except for Middle Housing, the minimum number of off-street parking spaces required Table 123.1: Permitted and Parking Schedule for Lake Pointe Redevelopment District shall be reduced by 25% and may be further reduced in accordance with this Section.

On-street parking spaces may count toward the requirement for off-street parking spaces if located adjacent to the premises. The configuration of the on-street parking and allowable credit toward off-street parking requirements shall be evaluated during site plan review.

2. *Shared and Off-Site Parking.* Parking may be shared between sites using the recommendations of the Institute of Traffic Engineers (ITE), Urban Land Institute, the American Planning Association, or other acceptable source. Off-site parking must comply with the following:
 - a. *Location.*
 - (1) Shared and/or off-site parking facilities shall be located within 1,320 feet (¼ mile) (measured along a legal pedestrian route) of an entrance to any building for which the shared parking is provided.
 - (2) Off-site parking shall not be located in Residential districts.
 - b. *Parking Agreement Required.*
 - (1) The parties involved in the joint use of shared parking facilities and/or the use of off-site parking facilities must execute and record in the Official Public Records an agreement that contains the following:
 - (i) A legal written and recorded agreement;
 - (ii) Proof of continuing use and maintenance; and
 - (iii) An accompanying site plan depicting the exact location and number of shared parking spaces.
 - (2) Such agreement must be included in the Site Plan Package for any use to be served by the shared and/or off-site parking facility.
3. *Additional Off-Street Parking Reduction Options.*
 - a. *Maximum Reduction for Parking Alternatives.* Buildings in the LPR District may further reduce required minimum off-street parking in accordance with this Section. The maximum reduction of required off-street parking spaces by any single parking alternative or combination of parking alternatives shall be a total 60%, inclusive of the base 25% reduction.

An example of minimum off-street parking reductions is provided in Table 2-132.2
Parking Reduction Example: 15,000 Square Foot Retail.
 - b. *Parking Demand Study Required.* The applicant may utilize an alternative parking ratio provided the ratio is supported by a parking demand study prepared by a traffic engineer. The study shall estimate parking demand for the proposed use based on the recommendations of the Institute of Traffic Engineers (ITE), Urban Land Institute, the American Planning Association, or other acceptable source of parking demand data for uses and/or combinations of uses of comparable activities, scale, bulk, area, and location.
 - c. *Bicycle Parking Beyond Required.* The applicant may provide more bicycle parking than required by Section 2-222: Bicycle Parking Requirements. The minimum required bicycle parking spaces must be calculated based on the initial vehicular parking requirement before any reduction is applied. Such reduction may be approved at a ratio of up to 1 off-street vehicle space reduction per 5 short-term bicycle spaces provided beyond the minimum required. Maximum reduction of 5 vehicle parking spaces.
 - d. *Smart Parking.* Off-street parking requirements may be reduced up to 10% when a smart parking system is installed that provides parking availability information via sensors and/or cameras shared via mobile device or on physical markers/signs on site.
 - e. *Ride-Share Parking.* Reduced parking requirements for buildings that provide vehicular parking spaces that are reserved for rideshare/taxi pick-up and drop-off provided the spaces meet the standards of Section 2-212: Off-Street Parking Spaces and

Maneuvering Space. Such reduction may be approved at a ratio of 1 off-street vehicle space per 1 pick-up/drop off space for up to 5 spaces.

- f. *Electric Vehicle Parking.* For each electric vehicle charging station provided, the minimum number of required off-street parking spaces may be reduced by 2.

Table 2-123.2 Parking Reduction Example: 15,000 Square Foot Retail			
Base Minimum Requirement (1:200 sq.ft.)	Base Off-Street Reduction (25%)	5 EV Charging Stations Provided (-2 spaces per charging station)	Final Minimum Parking Requirement
15,000 / 200 = 75	75 x 0.25 = 18.75	5 x 2 = 10	75 - 19 - 10 = 46
75 spaces	19 spaces	10 spaces	46 spaces
Total allowed 60% reduction of 45 spaces (75 x 0.60 = 45) for a minimum requirement of 30 spaces.			

([Ord. No. 2325](#), § 4, 12-19-23; [Ord. No. 2339](#), § 11, 6-6-24)

Sec. 2-124. - Lake Pointe Redevelopment District Development Review Procedures.

A. *Redevelopment Concept Plan.*

1. *Purpose.* A Redevelopment Concept Plan is intended to provide a mechanism for review of a large, complex, or phased project within the Lake Pointe Redevelopment District. A Redevelopment Concept Plan enables the Commission and Council to evaluate the proposed development and its relationship to the surrounding area to ensure negative impacts are minimized; and to evaluate location of proposed uses, connectivity, and location of public spaces. It also enables an applicant to demonstrate compliance with the housing mix requirement set forth in Section 2-117: Minimum Housing Mix Requirement through a multi-phased development.
2. *Applicability.* A Redevelopment Concept Plan must be submitted for review and approval prior to permitting in the Lake Pointe Redevelopment District. A Redevelopment Concept Plan may be submitted either in conjunction with an application for Rezoning or as a precursor to the preparation and submittal of the more specific and detailed plans required for Subdivision or Site Plan approvals.
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.
5. *Review Procedure.*
- a. *Preapplication.*
 - (1) *Pre-development Meeting.* The applicant must attend a pre-development meeting with the Development Review Committee before submitting a formal application.
 - (2) *Public Engagement.* The applicant shall engage the public early in the development process. The applicant must host a public meeting in accordance with requirements established in the Development Application Handbook.
 - b. *Commission Hearing and Report.* The Commission will hold a public hearing on the proposed Redevelopment Concept Plan, for which notice of the time and place of the hearing has been published in the official newspaper of general circulation in the City before the 15th day before the date of the public hearing. Notice must be given to owners of any Premises located within 200 feet of the land subject to the Redevelopment Concept Plan. After the public hearing, the Commission will make a recommendation to Council to approve, deny, or approve with conditions the request. A tie vote on a request for a Redevelopment Concept Plan is deemed to be the Commission's recommendation of denial. If the Commission denies a Redevelopment Concept Plan, an applicant may appeal the denial to City Council by submitting a written request to the Director within 30 days of the date of denial. The City Council may approve or deny the request, return it to the Commission for further consideration, or take whatever other action the Council deems appropriate.
 - c. *City Council Hearing and Action.* The Council will hold a public hearing on the proposed Redevelopment Concept Plan, for which notice of the time and place of the hearing has been published in the official newspaper of general circulation in the City before the 15th day before the date of the public hearing. Notice must be given to owners of any Premises located within 200 feet of the land subject to the Redevelopment Concept Plan. After the public hearing and receiving the Commission's recommendation, the Council will approve, deny, or approve with conditions the request.
 - d. *Optional Joint Public Hearing.* The City Council may hold a joint public hearing with the Commission. In case of a joint hearing, the City Council may not act on the request until it receives the report of the Commission.
 - e. *Changes to Redevelopment Concept Plan.* Substantial changes to the approved Redevelopment Concept Plan, including but not limited to, a change in classification of a development area, or significant street design or development area changes, shall require resubmittal to the Council. The Director may approve any other changes to the Redevelopment Concept Plan.

- f. *Expiration of Approval.* Once final, an approval decision shall expire after 2 years, unless work towards the project has commenced. For the purposes of this provision, "commence" means any of the following:
 - (1) Demolition or removal of an existing building or structure preparatory to rebuilding;
 - (2) Clearing or grading of the site (land disturbance); or
 - (3) Expansions, alterations, or modifications of an existing structure including electrical, mechanical, plumbing, structural, or cosmetic changes, or other changes requiring a building permit.
- g. *Extension of Time.* An applicant may request to extend the expiration time for commencement or completion of any application.
 - (1) *Conditions of Approval.* All extensions of time are subject to any conditions of approval that applied to the original approval. The Council may impose additional conditions to further mitigate potential adverse effects of the proposal on adjacent properties and the community.
 - (2) *Extensions.* The Council may grant an extension of time up to 1 year from the original expiration date for any application unless a condition of approval prohibits an extension of time or conditions have not sufficiently changed to warrant a denial.

B. *Minor Modification to LPR District Standards.*

1. *Purpose.* The Minor Modification process is intended to allow minor modification or deviations from dimensional or numeric standards of the Lake Pointe Redevelopment District. It is not a waiver of the current District standards.
2. *Applicability.* The Director may approve a Minor Modification of any numeric development standard in this Part up to a maximum of 10% (or up to a maximum of 20% to protect an existing natural site feature), provided that the applicable criteria in Subsection (3.e) below are met. Standards not eligible for minor modifications include:
 - a. Permitted number of multi-family units; and
 - b. Maximum parking reduction.
3. *Review Process.*
 - a. *Generally.* An application for a Minor Modification shall only be submitted and reviewed concurrently with an application for a Site Plan approval or Subdivision approval.
 - b. *Review and Decision.* Where the concurrently reviewed application requires review and approval by the Director, the Director shall review and approve, approve with conditions, or deny the modification in accordance with the approval criteria.
 - c. *Effect of Approval.* Approval of a Minor Modification authorizes only the particular modification of standards approved, and only to the subject property of the application.
 - d. *Expiration of Minor Modification.* A Minor Modification shall automatically expire if the associated development application is denied or if approval of the concurrently reviewed application expires, is revoked, or otherwise deemed invalid.
 - e. *Minor Modification Approval Criteria.* In reviewing a proposed Minor Modification, the Director shall consider the general approval criteria for the associated development application and whether the Minor Modification:
 - (1) Compensates for an unusual site condition; or
 - (2) Protects a sensitive resource, natural feature, or community asset.

([Ord. No. 2325](#), § 4, 12-19-23)

Secs. 2-125—2-129. - Reserved.

Sec. 10-3. - Definitions.

A

Access Easement means an easement designated on the Final Plat or by separate instrument that provides access to platted Lots. Access easements may include Cross Access, Joint Access, or Primary Access Easements.

1. *Cross Access* means access between reserves or lots within a development for the purpose of providing connections from 1 lot or reserve to another without re-entering Public Streets, Nonresidential Private Streets or Primary Access Easements.
2. *Joint Access* means a shared driveway or drive aisle providing access from a Public Street, Nonresidential Private Street, or Primary Access Easement into or through a parking lot.
3. *Primary Access Easements* means privately owned and maintained route that provides access from a Public or Private Street to 1 or more lots or reserves. Primary Access Easements serve as the primary access route to lots or reserves without direct access to a Public or Private Street.

Accessory Building or Structure means a building or structure that serves a use customarily incidental to and located on the same lot occupied by the principal building. Common accessory buildings or structures include Private Garages and carports, farm structures, tool houses, greenhouses, home workshops, storage houses, and garden shelters.

Accessory Use means a use of a building or land which serves an incidental function to the principal use of a building, structure, or land.

Advertising means to convey information to, seek the attraction of or to direct the attention of the public to any location, event, person, activity, goods, services or merchandise.

Alley means a minor street not intended to provide the primary means of access to abutting lots, that is used primarily for vehicular service access to the back or sides of lots.

Alternative Tower Structure means man-made structures such as clock towers, bell towers, church steeples, water towers, light poles and similar alternative-design mounting structures that camouflage or conceal the presence of antennas and towers.

Amateur Radio Station means the apparatus used by an "amateur operator" to operate a licensed "amateur radio service", as those terms are defined by federal law or regulations.

Ancillary Use means certain retail uses, as specified in the land use matrix, that are permitted uses in an office building under the conditions specified in these zoning regulations.

Antenna means any exterior apparatus designed for telephonic, radio, or television communications through the sending or receiving of electromagnetic waves.

Arbor (see Pergola)

Arcade means a covered passageway, typically found at street level, often comprised of a series of arches supported by columns.

Arterial Street means an arterial street as defined by the City's adopted Master Thoroughfare Plan or plans for streets.

Awning means a cover that projects from a wall of a building over a window or entrance to provide weather protection and architectural spatial definition. The top surface of an awning is typically sloped. An awning may be fixed in place or retractable. An awning is completely supported by the building.

B

Bicycle Parking Space means a single space provided for locking a single bicycle to a Bicycle Rack.

Bicycle Rack means a device consistent with industry standards that is capable of supporting a bicycle in a stable position where it may be locked securely.

Blank Wall means a wall which has few or no windows or doors, and has no decoration or visual interest.

Block Length means the total length of continuous street or primary access easement uninterrupted by intersecting streets or primary access easements.

Board means the City's Zoning Board of Adjustment.

Breezeway means a porch or roofed passageway open on the sides, for connecting 2 buildings, as a house and a garage.

Build-to Zone means the area between the minimum and maximum setbacks.

Building means any structure built for the support, shelter, and enclosure of persons, animals, chattel, or movable property of any kind.

Building Line means a line parallel or approximately parallel to the front, side, or rear lot line that marks the minimum distance from the front, side, or rear lot line that buildings on the lot must be located, as determined by the required front, rear, and side yards for the lot or as specified on the plat for the lot. On lots or alleys with access from an Access Easement, the building line is measured from the nearest edge of curb rather than from the property line (see Figure 10-3.A).

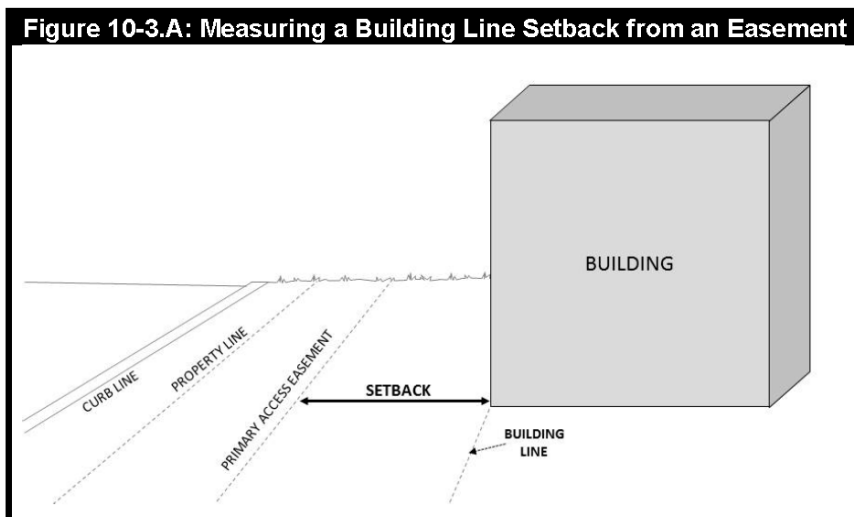


Figure 10-3.A

Bulk Plane means an imaginary inclined plane rising over the developable portion of the lot at a specified ratio for that district beyond which no portion of a building may extend. The method for establishing a Bulk Plane is as follows (see Figure 10-3.B):

1. Start at building line of the property;
2. Locate a point 24 feet above the ground at the building line;
3. From that point, draw a line that rises over the lot at a specified ratio from the building line as specified in the required "Bulk Plane ratio" for that district.
4. The line extending from the vertical line establishes the bulk plane over the lot, as illustrated.

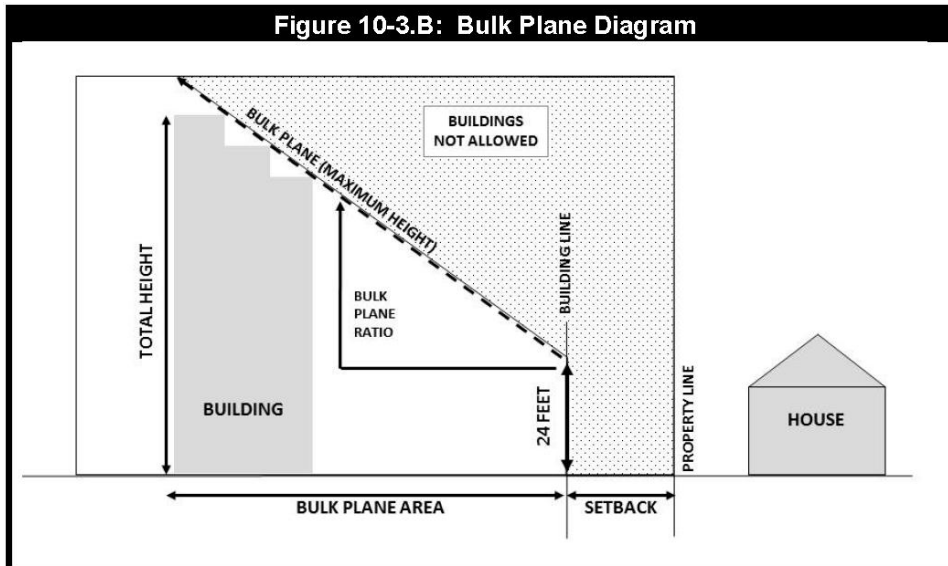


Figure 10-3.B

C

Canopy means a permanent, flat-roof shelter covering a sidewalk, driveway, or other similar area, that may be wholly supported by a building or may be wholly or partially supported by columns, poles, or braces extended from the ground.

Carport means a structure open on a minimum of 3 sides designed or used to shelter vehicles.

Certificate of Occupancy means a document issued by the City allowing for occupancy or use of a building, and certifying that the structure or use has been constructed or will be used in compliance with all applicable ordinances and codes of the City of Sugar Land.

City means the City of Sugar Land, Texas.

City Council or *Council* means the City Council of the City.

Civic Space means an enhanced pedestrian space available to the public. May include parks, squares, plazas, playgrounds, trails adjacent to natural geographic features, boardwalks, or other open spaces for public use which may be privately or publicly owned and operated.

Clear Zone means a component of the Pedestrian Realm intended to provide a clear path of travel for pedestrian movement, also known as a sidewalk.

Collector Street means a collector street as defined by the City's adopted Master Thoroughfare Plan.

Commission means the Planning and Zoning Commission of the City.

D

Design Standards means the currently adopted document which provides the general requirements for the design of public improvements, private improvements that connect to or affect the public infrastructure and the supporting documents for approval in the City and its extraterritorial jurisdiction. Specific design criteria are included in the document. The Design Standards are incorporated into the Development Code as Chapter 6.

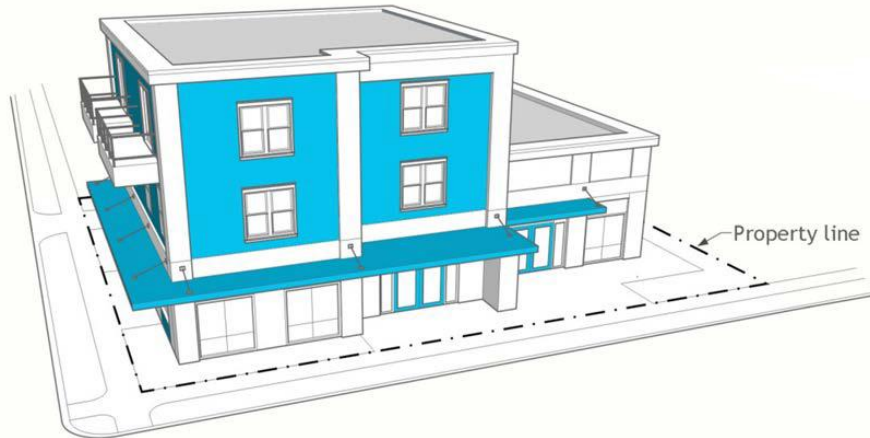
Detached means a building that does not have a wall in common or in contact with another building.

Development Review Committee means a committee of City staff members from various departments, such as Planning, Engineering, Building Permits and Inspections, and Public Works, tasked with reviewing and processing development applications.

Director means the person designated or assigned by the City Manager to administer the zoning regulations or any other provisions of this Code. Director includes any person authorized to perform the duties of the Director.

Dwelling means a building designed exclusively for residential use, other than motels or hotels.

Dwelling, Live/Work means a building that contains 1 or more Dwelling Units that maintain integrated living and working space in different areas of the unit, either horizontally or vertically stacked.



Dwelling, Live/Work

Dwelling, Multi-Family means 7 or more Dwelling Units within a building on 1 platted lot.

Dwelling, Multiplex means the following residential use types as defined in the Development Code: Triplex Dwelling, Fourplex Dwelling, or Sixplex Dwelling.

Dwelling, Single-Family Attached (Townhome) means a building that contains Dwelling Units located on separately platted lots that are joined to other Dwelling Units on 1 or both sides by a common wall that is located along the side lot line and separates the individual Dwelling Units, commonly referred to as a townhouse.



Dwelling, Single-Family Attached

Dwelling, Single-Family Detached means a building that contains only 1 Dwelling Unit and has open space on all sides of the building.

Dwelling, Sixplex means a building on 1 platted lot that contains 5 or 6 Dwelling Units either horizontally or vertically stacked.



Dwelling, Sixplex

Dwelling, Triplex or Fourplex means a building on 1 platted lot that contains 3 or 4 Dwelling Units either horizontally or vertically stacked.



Dwelling, Triplex or Fourplex

Dwelling, Two-Family (Duplex) means a building on 1 platted lot that contains only 2 Dwelling Units, either horizontally or vertically stacked, and has open space on all sides of the building, commonly referred to as a duplex.



Dwelling, Two-Family

Dwelling Unit means a building or portion of a building designed to provide independent living facilities for not more than 1 family and that contains bathroom facilities and not more than 1 kitchen.

Dwelling, Urban Home means a building that contains only 1 Dwelling Unit and is larger in height than in width and located on a lot no wider than 40 feet, commonly referred to as a detached townhome.



Dwelling, Urban Home

E

Effective Area means the largest imaginary rectangle that encloses all extremities of a sign, calculated from an orthographic projection of the sign viewed horizontally as the viewpoint is rotated horizontally around the sign. Measuring the Effective Areas of signs is described in Chapter 4: Sign Regulations.

F

FAA means the Federal Aviation Administration.

FAA Form 7460 means a form provided by the Federal Aviation Administration as a requirement for applicants proposing construction or alteration to buildings near aviation facilities.

F.A.R. means the floor to area ratio of a Premises zoned R-1E, R-1R, R-1, HR-1, or R-1Z, and is calculated by dividing the sum of the total square feet of the climate controlled areas of a Dwelling plus the total square feet of all Accessory Buildings located on the same lot as the Dwelling by the lot's total square feet. This definition does not apply to any Premises:

1. Platted as PUD prior to the date the lot was annexed into the City; or
2. Zoned as Planned Development District (PD).

FAR Part 77 means a section of the Federal Regulations that establishes:

1. Requirements to provide notice to the FAA of certain proposed construction or alteration of existing structures,
2. Standards used to determine obstructions to air navigation and communication facilities,
3. The process for aeronautical studies of obstructions to air navigation to determine the effect on the safe and efficient use of navigable airspace, and
4. The process to petition the FAA for discretionary review of determinations.

FCC means the Federal Communications Commission.

Family means:

1. One or more persons who are related by blood, marriage, adoption or guardianship, including foster children, exchange students, and servants, together with not more than 2 additional

persons not related by blood, marriage, or adoption to the previously identified individuals or group, living together as a single housekeeping unit; or

2. The persons living together in a Dwelling Unit that meet the definition, qualifications, and restrictions of a "community home", as set forth in chapter 123 of the Texas Human Resources Code, as amended.

Fence means a freestanding structure typically constructed of wood, brick, stone, concrete or other similar building materials and erected to enclose or visually screen a premises.

Filed or Filing Date means the date when an application, along with any required information, plans, documents and fees have been received by and acknowledged in writing by the City as being complete for purposes of processing the application. Filed may also refer to the date on which a document is recorded with the county clerk or received by TCEQ or another government entity.

Floor Area means the total square feet of floor space within the exterior walls of a building, including each floor level, but excluding carports, porches, residential Private Garages, and breezeways.

Freeway means a freeway as defined by the City's adopted Master Thoroughfare Plan.

G

Garage, Parking refers to a building designed and used for the storage of motor vehicles either operated as a business enterprise or in conjunction with a business that may or may not have a service charge or fee being paid to the owner or operator for parking or storage of privately owned vehicles.

Garage, Private refers to a building for private use of the owner or occupant of a principal building (situated on the same lot as the principal building) for the storage of motor vehicles.

Governmental Entity means the United States, the State of Texas, Fort Bend County, the City or an independent school district, or agency thereof.

H

Height means:

1. In measuring the height of a building, the vertical distance from the average ground level abutting a building to the highest point of the coping of a flat roof, the deck line of a mansard roof, or the average height of the highest gable of a pitched or hipped roof. (See Figure 10-3.C)
2. In measuring the height of a structure, other than a building, the vertical distance from the average ground level abutting the structure to the highest point of the structure.

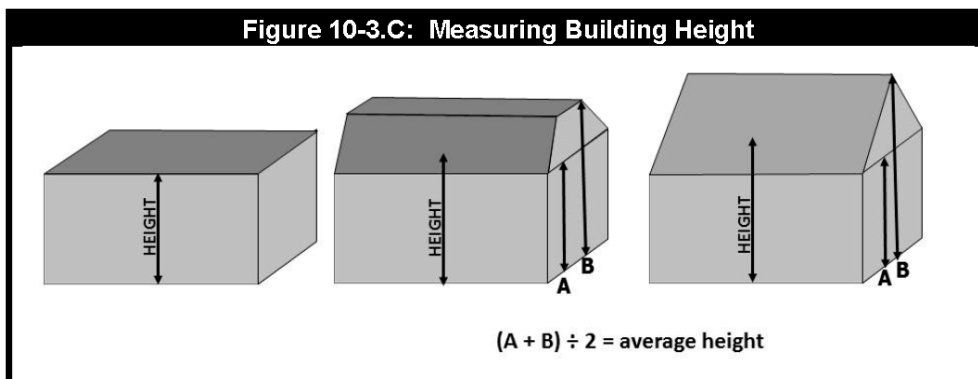


Figure 10-3.C

Highway means a highway as defined by the City's adopted Master Thoroughfare Plan.

Home Occupation means a business activity carried on in a dwelling in compliance with the provisions of the zoning regulations.

Housekeeping Unit means persons living together in 1 Dwelling Unit as a single entity, sharing and having access to the kitchen and all common living facilities in the Dwelling Unit.

HUD-Code Manufactured Home means a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development; built on a permanent chassis; designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities; transportable in 1 or more sections; in the traveling mode, at least 8 body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet; includes the plumbing, heating, air conditioning, and electrical systems of the home; and is not a recreational vehicle as defined by 24 C.F.R. Section 3282.8(g).

I

Indigenous Plants are native to the locale or grow naturally, may have existed in the area for many years, and require minimal effort to grow and maintain. Indigenous plants are often drought-resistant or tolerant of low-water conditions.

K

Kitchen means any single room that contains a cooking oven (other than a microwave oven) or gas or electric burners for cooking food, and 2 or more of the following items:

1. A microwave oven.
2. An electrical supply of more than 110 volts.
3. A sink with a drain 1 in diameter or larger.
4. A garbage disposal.
5. A dishwasher.
6. A refrigerator or freezer.

L

Lake Pointe Regional Activity Center means the area delineated and defined by the Comprehensive Plan.

Landscaped, Landscaped Area, means that portion of a lot covered by grass, groundcover, shrubs, trees, and other vegetation which is installed and maintained as part of the design and use of the premises. The Landscape Area may serve as a buffer and include driveways, sidewalks or similar improvements required for access to the property.

Living Space means the interior space within a building designed for occupancy by 1 or more persons for living and/or sleeping.

Loading Space means an off-street space or berth used for the loading or unloading of vehicles.

Lot means a platted parcel of land having frontage upon a public street or dedicated access to a public street, the plat of which lot is recorded in the appropriate property records of Fort Bend County.

Lot Area means the total area of the lot contained within the lot lines.

Lot, Corner means a Lot abutting upon 2 or more Streets or 1 Street and 1 Mews at their intersections.

Lot Coverage means the percentage of the lot area occupied by all enclosed areas of buildings on that lot, including primary and accessory structures, as determined at ground level.

Lot Depth means the average horizontal distance between the front and rear lot lines.

Lot Width means the horizontal distance between the side lot lines of a lot measured at the front building line.

Lot Line means the boundary dividing 1 lot from another lot or a lot from a street or place.

Lot Line, Front means the lot line that separates the front yard of the lot from the street.

Lot Line, Rear means the platted lot line farthest from and most parallel to the front lot line.

Lot Line, Side means any lot line which is not the front, rear, or street side lot line.

Lot Line, Street Side means the lot line separating the street side yard from the abutting street.

M

Maintenance Easement means an area of a parcel of land free of structures reserved to allow access for repair and maintenance of infrastructure or an adjacent structure.

Manufactured Home or "manufactured housing" means a HUD-code manufactured home or a mobile home.

Manufactured Home Park means an area approved for occupancy of Manufactured homes and accessory structures related thereto.

Master Thoroughfare Plan means a plan adopted by the City Council which identifies the general routing and classification of proposed streets and thoroughfares. The plan may also establish the function and capacity of the various thoroughfares as they relate to the land uses they are proposed to serve.

Maneuvering Area means the area within a parking lot, other than the area included in the parking spaces, used for maneuvering cars in and out of parking spaces.

Merchandise means the commodities or goods that are bought and sold in business.

Mew means a designated public green space that Dwelling Units front on that provides pedestrian connectivity to Streets or Civic Spaces. Mews shall be owned and maintained by a homeowner's association or other perpetual entity.

Mezzanine means the intermediate level or levels between the floor and ceiling of any story.

Middle Housing refers to the following residential use types as defined in the Development Code: Urban Home Dwelling, Two-Family Dwelling, Triplex or Fourplex Dwelling, Sixplex Dwelling, and Live/Work Dwelling.

Mixed-Use means a combination of both residential and nonresidential uses in close proximity or in the same development area. Occurs in the context of a walkable, pedestrian-friendly environment.

Mobile Home means a structure constructed before June 15, 1976; built on a permanent chassis; designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities; transportable in 1 or more sections; in the traveling mode, at least 8 body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet; and includes the plumbing, heating, air conditioning, and electrical systems of the home.

N

Natural Ground means the proposed grade of the site in accordance with an approved site plan or the existing grade of the land adjacent to the Right-of-Way.

Non-accessory Building or Structure means a building or structure in the Mixed Use Conservation (MUC) District that is:

1. Located at the rear of the lot; and
2. Occupied by the operator of the commercial business located in the Principal Building.

Nonconformity, Legal or Legal Nonconforming Use or Legal Nonconforming Building means a building, structure, condition, or use of land that does not comply with these zoning regulations but:

1. Did comply with regulations at the time the building or structure was constructed or when the condition or use was established and has since been in regular and continued existence or use; or
2. Lawfully existed immediately before it was annexed into the City and has since been in regular and continued existence or use.

Nonresidential District means a B-O, B-1, B-2, M-1, M-2, or BR district.

Nonresidential Use means a use of a premises for other than for single, two-family, or multi-family dwellings.

O

Open Space means an area without buildings.

Outdoor Kitchen means a secondary cooking area located outside a home that is typically equipped with a counter, grill, refrigerator, and/or sink.

P

Park means an area developed for active play and recreation that may include, but is not limited to, open space, sports courts, play equipment, trails, restrooms, and maintenance structures. The area may be owned by a public entity and used to provide recreational activities to the general public; or the area may be owned by a private, nonprofit, or homeowner's association and used to provide recreational activities to the members of the association.

Parking Lot means an off-street portion of a lot designed and used for the temporary parking or storage of motor vehicles, but not including the driveways and Private Garages serving single-family or two-family dwellings.

Parking Space means an area on a lot or site or within a building, other than on a public street or alley, used or intended for use for parking a motor vehicle.

Parking, Structured means a structure designed to accommodate vehicular parking spaces that are fully or partially enclosed or located on the deck surface of a building. This definition includes Parking Garages, deck parking, and underground or under-building Parking Lots.

Patio Cover means a structure with a solid roof that is unenclosed and not climate controlled.

Pedestrian Enhancement Zone means a component of the Pedestrian Realm intended for the placement of street trees, street furniture, and other fixtures in a manner that does not obstruct pedestrian access or motorist visibility. This includes, but is not limited to seating, streetlights, waste receptacles, fire hydrants, traffic signs, bus shelters, transit stops, bicycle racks, public utility equipment such as electrical transformers and water meters, and similar elements.

Pedestrian Realm means the space behind the curb of the street that provides physical space for pedestrian activity, buffering from the vehicular and bicycle traffic along the street, and space for shade and other elements that affect pedestrian comfort.

Pergola or Arbor means a permanent structure consisting of vertical posts with connected crossbeams at the top providing an open framework. Pergolas may extend from a building or be freestanding, and are typically constructed of wood, metal or similar material and are typically covered with trained climbing plants to provide shade.

Planned Development (PD) District means a customized zoning district that allows a specific set of uses, bulk regulations, and alternative standards that would not otherwise comply with the regulations of the primary zoning districts, but offer special benefits to the community.

Plat means a plan creating 1 or more lots that has been approved by the City as required by law and filed in the plat records of Fort Bend County.

Porch means a covered platform extending from a building, typically at an entrance with a separate roof. Porches may be an open or enclosed room attached to the outside of a building. A covered walkway or breezeway is not a porch.

Premises means a tract of land, including any building or structure on that tract.

Primary Entrance means the main point of access for pedestrians from the Pedestrian Realm into a building or tenant space.

Primary Façade means the front or principal face of a building which generally contains the Primary Entrance and can be distinguished from the other faces by its architectural details and orientation toward Streets and Civic Spaces.

Principal Building or Use means the primary use and chief purpose of a premises or building.

Protected Tree means a hardwood tree having a minimum caliper size of 8 inches or greater, as measured 4½ feet above ground level.

Public Utility means an entity engaged in the business of providing water, sewer, telephone, communication, cable television, natural gas, or electric services to the general public.

R

Recreational Vehicle (RV) means a portable vehicle designed primarily for temporary occupancy or use for travel, recreation, and vacation use, and includes boats, travel and tent trailers, pickup campers and shells, motorized travel homes and similar vehicles.

Reference Standard Zoning District means in a PD district the comparable zoning district that provides regulations not specified in the PD ordinance. All PDs identify a reference standard zoning district.

Residential District means a R-1E, R-1, HR-1, R-1R, R-1Z, R-2, R-3, R-4, or MUC zoning district.

Residential Use means a premises used for 1 or more dwellings for ordinary domestic use, and does not include any commercial, industrial, or institutional uses except as specifically permitted under the zoning regulations.

S

Satellite Dish Antenna means a device, usually parabolic in shape, designed and intended to be used for transmitting or receiving television, radio or microwave signals.

Setback refers to the required distance a structure or improvement must be placed from another specified structure, improvement, or location.

Shade Tree means a tree listed on the Approved Landscape Materials list in Chapter 2. Shade trees have mature crown spread that provides a canopy of shade for human comfort.

Shared Parking means parking spaces used by 2 or more uses on the same site or on separate sites with parking demands occurring at different times.

Shrub means a self-supporting, woody, evergreen species normally grown in the Texas Gulf Coast Region.

Story means the height between the successive floors of a building or from the top floor to the roof. For the purpose of computing building height, the average height for a story shall be defined as 12 feet.

Story, Half means a story under a gable, hip or gambrel roof of which the wall plates on at least 2 opposite exterior walls are not more than 2 feet above the floor of such story.

Street means any public or private thoroughfare, other than an alley, designed to be used by motor vehicles.

Structure means anything which is constructed or erected upon, under, or above the ground or water.

Substantial Improvement means any addition, expansion, reconstruction, or redevelopment of an existing Building that increases the gross floor area by more than 50 percent, or where the cost of improvements exceeds 50 percent of the building's appraised value from the Fort Bend County Appraisal District. Routine maintenance, interior renovations, façade improvements, and code compliance work shall not be considered Substantial Improvements.

T

Tower means a structure constructed as a free-standing structure or in association with a Building, other permanent structure or equipment, on which is located 1 or more Antennas intended for transmitting or receiving television, AM/FM radio, digital, microwave, cellular, telephone, or similar forms of electronic communication. The term includes radio and television transmission towers, microwave towers, common carrier towers, and cellular telephone towers.

Traffic Impact Analysis (TIA) means a study intended to 1) coordinate the land use and transportation facility development, 2) assess adequately the traffic-related impacts of a development proposal on the existing and planned thoroughfare system, and 3) identify strategies and solutions to current and future traffic problems.

Tree means a self-supporting woody plant which typically grows to an overall minimum height of 15 feet in the Texas Gulf Coast region.

Tree, Protected. See Protected Tree.

Trellis means an architectural structure, usually made from an open framework or lattice of interwoven or intersecting pieces of wood, metal or similar material that is normally made to support and display climbing plants. A trellis is typically installed as a vertical wall panel.

V

Vehicle Use Area means an outside improved area on a nonresidential premises that is used for the temporary parking of vehicles to provide services to the vehicles or its occupants, including the service areas of gasoline service stations and car washes and the drive-through areas of fast food restaurants and banks and similar uses.

Vines means plants with a flexible stem that climbs, twines, clings to, or creeps along a surface for support.

Y

Yard means the open space of a lot at grade that lies between the lot lines and the required building setback.

Yard, Front means the Yard extending across the front of the lot between the side lot lines.

Yard, Rear means the Yard extending across the rear of the lot between the side lot lines.

Yard, Side means the Yard extending along the side lot line from the Front Yard to the Rear Yard.

Yard, Street Side means a Side Yard that fronts upon a street.

Sec. 10-3. - Definitions.

A

Access Easement means an easement designated on the Final Plat or by separate instrument that provides access to platted Lots. Access easements may include Cross Access, Joint Access, or Primary Access Easements.

1. *Cross Access* means access between reserves or lots within a development for the purpose of providing connections from 1 lot or reserve to another without re-entering Public Streets, Nonresidential Private Streets or Primary Access Easements.
2. *Joint Access* means a shared driveway or drive aisle providing access from a Public Street, Nonresidential Private Street, or Primary Access Easement into or through a parking lot.
3. *Primary Access Easements* means privately owned and maintained route that provides access from a Public or Private Street to 1 or more lots or reserves. Primary Access Easements serve as the primary access route to lots or reserves without direct access to a Public or Private Street.

Accessory Building or Structure means a building or structure that serves a use customarily incidental to and located on the same lot occupied by the principal building. Common accessory buildings or structures include Private Garages and carports, farm structures, tool houses, greenhouses, home workshops, storage houses, and garden shelters.

Accessory Use means a use of a building or land which serves an incidental function to the principal use of a building, structure, or land.

Advertising means to convey information to, seek the attraction of or to direct the attention of the public to any location, event, person, activity, goods, services or merchandise.

Alley means a minor street not intended to provide the primary means of access to abutting lots, that is used primarily for vehicular service access to the back or sides of lots.

Alternative Tower Structure means man-made structures such as clock towers, bell towers, church steeples, water towers, light poles and similar alternative-design mounting structures that camouflage or conceal the presence of antennas and towers.

Amateur Radio Station means the apparatus used by an "amateur operator" to operate a licensed "amateur radio service", as those terms are defined by federal law or regulations.

Ancillary Use means certain retail uses, as specified in the land use matrix, that are permitted uses in an office building under the conditions specified in these zoning regulations.

Antenna means any exterior apparatus designed for telephonic, radio, or television communications through the sending or receiving of electromagnetic waves.

Arbor (see Pergola)

Arcade means a covered passageway, typically found at street level, often comprised of a series of arches supported by columns.

Arterial Street means an arterial street as defined by the City's adopted Master Thoroughfare Plan or plans for streets.

Awning means a cover that projects from a wall of a building over a window or entrance to provide weather protection and architectural spatial definition. The top surface of an awning is typically sloped. An awning may be fixed in place or retractable. An awning is completely supported by the building.

B

Bicycle Parking Space means a single space provided for locking a single bicycle to a Bicycle Rack.

Bicycle Rack means a device consistent with industry standards that is capable of supporting a bicycle in a stable position where it may be locked securely.

Blank Wall means a wall which has few or no windows or doors, and has no decoration or visual interest.

Block Length means the total length of continuous street or primary access easement uninterrupted by intersecting streets or primary access easements.

Board means the City's Zoning Board of Adjustment.

Breezeway means a porch or roofed passageway open on the sides, for connecting 2 buildings, as a house and a garage.

Build-to Zone means the area between the minimum and maximum setbacks.

Building means any structure built for the support, shelter, and enclosure of persons, animals, chattel, or movable property of any kind.

Building Line means a line parallel or approximately parallel to the front, side, or rear lot line that marks the minimum distance from the front, side, or rear lot line that buildings on the lot must be located, as determined by the required front, rear, and side yards for the lot or as specified on the plat for the lot. On lots or alleys with access from an Access Easement, the building line is measured from the nearest edge of curb rather than from the property line (see Figure 10-3.A).

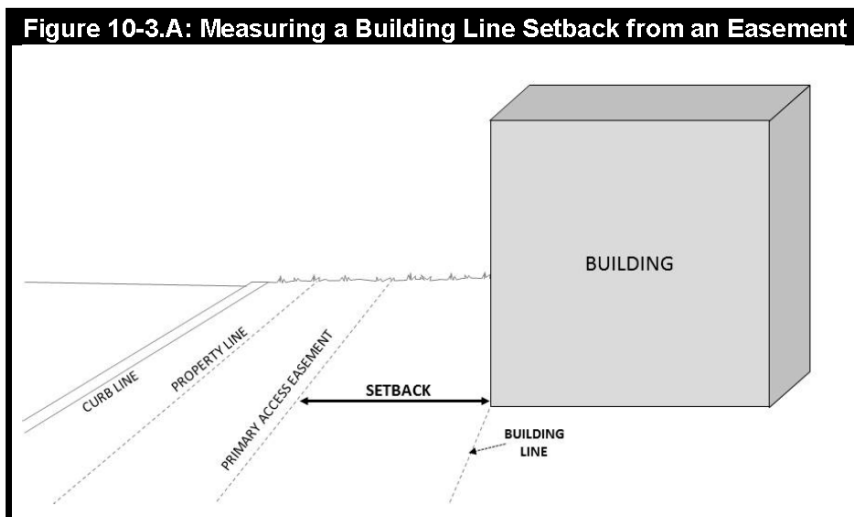


Figure 10-3.A

Bulk Plane means an imaginary inclined plane rising over the developable portion of the lot at a specified ratio for that district beyond which no portion of a building may extend. The method for establishing a Bulk Plane is as follows (see Figure 10-3.B):

1. Start at building line of the property;
2. Locate a point 24 feet above the ground at the building line;
3. From that point, draw a line that rises over the lot at a specified ratio from the building line as specified in the required "Bulk Plane ratio" for that district.
4. The line extending from the vertical line establishes the bulk plane over the lot, as illustrated.

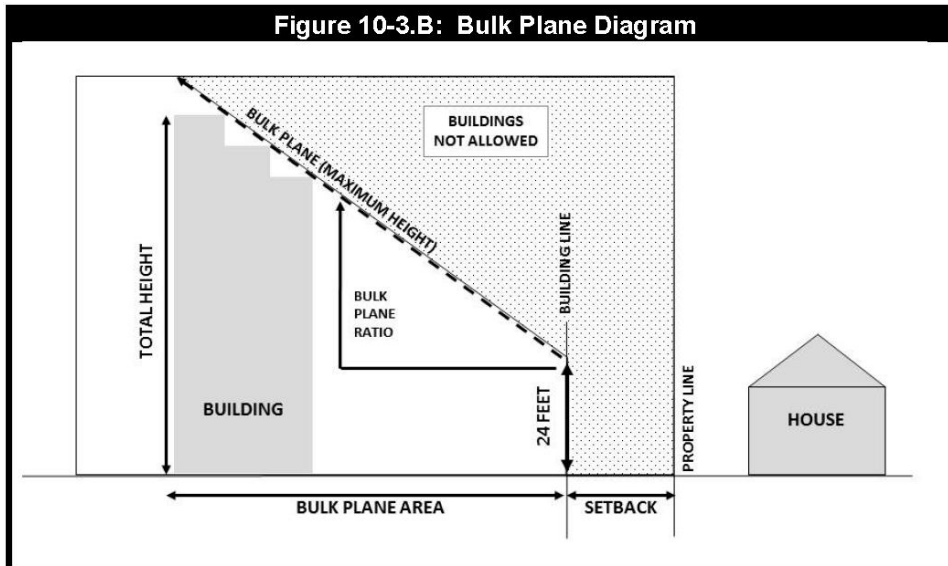


Figure 10-3.B

C

Canopy means a permanent, flat-roof shelter covering a sidewalk, driveway, or other similar area, that may be wholly supported by a building or may be wholly or partially supported by columns, poles, or braces extended from the ground.

Carport means a structure open on a minimum of 3 sides designed or used to shelter vehicles.

Certificate of Occupancy means a document issued by the City allowing for occupancy or use of a building, and certifying that the structure or use has been constructed or will be used in compliance with all applicable ordinances and codes of the City of Sugar Land.

City means the City of Sugar Land, Texas.

City Council or *Council* means the City Council of the City.

Civic Space means an enhanced pedestrian space available to the public. May include parks, squares, plazas, playgrounds, trails adjacent to natural geographic features, boardwalks, or other open spaces for public use which may be privately or publicly owned and operated.

Clear Zone means a component of the Pedestrian Realm intended to provide a clear path of travel for pedestrian movement, also known as a sidewalk.

Collector Street means a collector street as defined by the City's adopted Master Thoroughfare Plan.

Commission means the Planning and Zoning Commission of the City.

D

Design Standards means the currently adopted document which provides the general requirements for the design of public improvements, private improvements that connect to or affect the public infrastructure and the supporting documents for approval in the City and its extraterritorial jurisdiction. Specific design criteria are included in the document. The Design Standards are incorporated into the Development Code as Chapter 6.

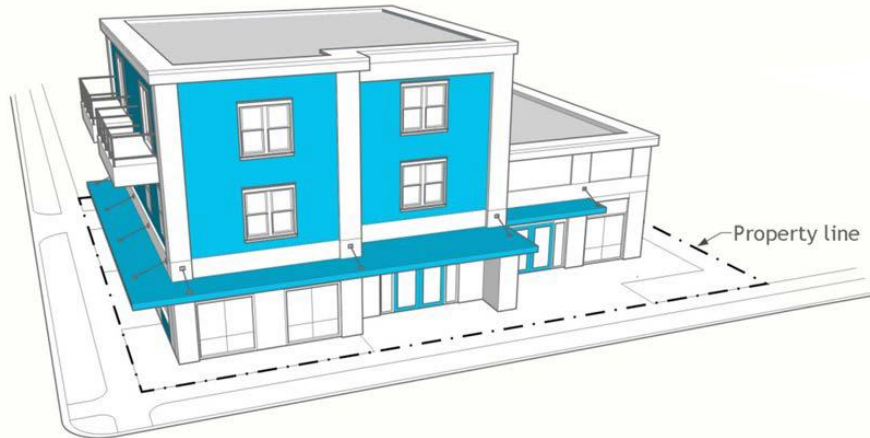
Detached means a building that does not have a wall in common or in contact with another building.

Development Review Committee means a committee of City staff members from various departments, such as Planning, Engineering, Building Permits and Inspections, and Public Works, tasked with reviewing and processing development applications.

Director means the person designated or assigned by the City Manager to administer the zoning regulations or any other provisions of this Code. Director includes any person authorized to perform the duties of the Director.

Dwelling means a building designed exclusively for residential use, other than motels or hotels.

Dwelling, Live/Work means a building that contains 1 or more Dwelling Units that maintain integrated living and working space in different areas of the unit, either horizontally or vertically stacked.



Dwelling, Live/Work

Dwelling, Multi-Family means 7 or more Dwelling Units within a building on 1 platted lot.

Dwelling, Multiplex means the following residential use types as defined in the Development Code: Triplex Dwelling, Fourplex Dwelling, or Sixplex Dwelling.

Dwelling, Single-Family Attached (Townhome) means a building that contains Dwelling Units located on separately platted lots that are joined to other Dwelling Units on 1 or both sides by a common wall that is located along the side lot line and separates the individual Dwelling Units, commonly referred to as a townhouse.



Dwelling, Single-Family Attached

Dwelling, Single-Family Detached means a building that contains only 1 Dwelling Unit and has open space on all sides of the building.

Dwelling, Sixplex means a building on 1 platted lot that contains 5 or 6 Dwelling Units either horizontally or vertically stacked.



Dwelling, Sixplex

Dwelling, Triplex or Fourplex means a building on 1 platted lot that contains 3 or 4 Dwelling Units either horizontally or vertically stacked.



Dwelling, Triplex or Fourplex

Dwelling, Two-Family (Duplex) means a building on 1 platted lot that contains only 2 Dwelling Units, either horizontally or vertically stacked, and has open space on all sides of the building, commonly referred to as a duplex.



Dwelling, Two-Family

Dwelling Unit means a building or portion of a building designed to provide independent living facilities for not more than 1 family and that contains bathroom facilities and not more than 1 kitchen.

Dwelling, Urban Home means a building that contains only 1 Dwelling Unit and is larger in height than in width and located on a lot no wider than 40 feet, commonly referred to as a detached townhome.



Dwelling, Urban Home

E

Effective Area means the largest imaginary rectangle that encloses all extremities of a sign, calculated from an orthographic projection of the sign viewed horizontally as the viewpoint is rotated horizontally around the sign. Measuring the Effective Areas of signs is described in Chapter 4: Sign Regulations.

F

FAA means the Federal Aviation Administration.

FAA Form 7460 means a form provided by the Federal Aviation Administration as a requirement for applicants proposing construction or alteration to buildings near aviation facilities.

F.A.R. means the floor to area ratio of a Premises zoned R-1E, R-1R, R-1, HR-1, or R-1Z, and is calculated by dividing the sum of the total square feet of the climate controlled areas of a Dwelling plus the total square feet of all Accessory Buildings located on the same lot as the Dwelling by the lot's total square feet. This definition does not apply to any Premises:

1. Platted as PUD prior to the date the lot was annexed into the City; or
2. Zoned as Planned Development District (PD).

FAR Part 77 means a section of the Federal Regulations that establishes:

1. Requirements to provide notice to the FAA of certain proposed construction or alteration of existing structures,
2. Standards used to determine obstructions to air navigation and communication facilities,
3. The process for aeronautical studies of obstructions to air navigation to determine the effect on the safe and efficient use of navigable airspace, and
4. The process to petition the FAA for discretionary review of determinations.

FCC means the Federal Communications Commission.

Family means:

1. One or more persons who are related by blood, marriage, adoption or guardianship, including foster children, exchange students, and servants, together with not more than 2 additional

persons not related by blood, marriage, or adoption to the previously identified individuals or group, living together as a single housekeeping unit; or

2. The persons living together in a Dwelling Unit that meet the definition, qualifications, and restrictions of a "community home", as set forth in chapter 123 of the Texas Human Resources Code, as amended.

Fence means a freestanding structure typically constructed of wood, brick, stone, concrete or other similar building materials and erected to enclose or visually screen a premises.

Filed or Filing Date means the date when an application, along with any required information, plans, documents and fees have been received by and acknowledged in writing by the City as being complete for purposes of processing the application. Filed may also refer to the date on which a document is recorded with the county clerk or received by TCEQ or another government entity.

Floor Area means the total square feet of floor space within the exterior walls of a building, including each floor level, but excluding carports, porches, residential Private Garages, and breezeways.

Freeway means a freeway as defined by the City's adopted Master Thoroughfare Plan.

G

Garage, Parking refers to a building designed and used for the storage of motor vehicles either operated as a business enterprise or in conjunction with a business that may or may not have a service charge or fee being paid to the owner or operator for parking or storage of privately owned vehicles.

Garage, Private refers to a building for private use of the owner or occupant of a principal building (situated on the same lot as the principal building) for the storage of motor vehicles.

Governmental Entity means the United States, the State of Texas, Fort Bend County, the City or an independent school district, or agency thereof.

H

Height means:

1. In measuring the height of a building, the vertical distance from the average ground level abutting a building to the highest point of the coping of a flat roof, the deck line of a mansard roof, or the average height of the highest gable of a pitched or hipped roof. (See Figure 10-3.C)
2. In measuring the height of a structure, other than a building, the vertical distance from the average ground level abutting the structure to the highest point of the structure.

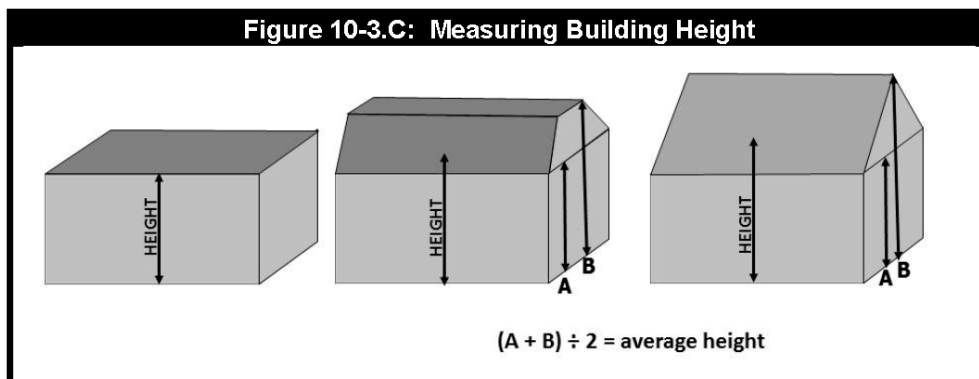


Figure 10-3.C

Highway means a highway as defined by the City's adopted Master Thoroughfare Plan.

Home Occupation means a business activity carried on in a dwelling in compliance with the provisions of the zoning regulations.

Housekeeping Unit means persons living together in 1 Dwelling Unit as a single entity, sharing and having access to the kitchen and all common living facilities in the Dwelling Unit.

HUD-Code Manufactured Home means a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development; built on a permanent chassis; designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities; transportable in 1 or more sections; in the traveling mode, at least 8 body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet; includes the plumbing, heating, air conditioning, and electrical systems of the home; and is not a recreational vehicle as defined by 24 C.F.R. Section 3282.8(g).

I

Indigenous Plants are native to the locale or grow naturally, may have existed in the area for many years, and require minimal effort to grow and maintain. Indigenous plants are often drought-resistant or tolerant of low-water conditions.

K

Kitchen means any single room that contains a cooking oven (other than a microwave oven) or gas or electric burners for cooking food, and 2 or more of the following items:

1. A microwave oven.
2. An electrical supply of more than 110 volts.
3. A sink with a drain 1 in diameter or larger.
4. A garbage disposal.
5. A dishwasher.
6. A refrigerator or freezer.

L

Lake Pointe Regional Activity Center means the area delineated and defined by the Comprehensive Plan.

Landscaped, Landscaped Area, means that portion of a lot covered by grass, groundcover, shrubs, trees, and other vegetation which is installed and maintained as part of the design and use of the premises. The Landscape Area may serve as a buffer and include driveways, sidewalks or similar improvements required for access to the property.

Living Space means the interior space within a building designed for occupancy by 1 or more persons for living and/or sleeping.

Loading Space means an off-street space or berth used for the loading or unloading of vehicles.

Lot means a platted parcel of land having frontage upon a public street or dedicated access to a public street, the plat of which lot is recorded in the appropriate property records of Fort Bend County.

Lot Area means the total area of the lot contained within the lot lines.

Lot, Corner means a Lot abutting upon 2 or more Streets or 1 Street and 1 Mews at their intersections.

Lot Coverage means the percentage of the lot area occupied by all enclosed areas of buildings on that lot, including primary and accessory structures, as determined at ground level.

Lot Depth means the average horizontal distance between the front and rear lot lines.

Lot Width means the horizontal distance between the side lot lines of a lot measured at the front building line.

Lot Line means the boundary dividing 1 lot from another lot or a lot from a street or place.

Lot Line, Front means the lot line that separates the front yard of the lot from the street.

Lot Line, Rear means the platted lot line farthest from and most parallel to the front lot line.

Lot Line, Side means any lot line which is not the front, rear, or street side lot line.

Lot Line, Street Side means the lot line separating the street side yard from the abutting street.

M

Maintenance Easement means an area of a parcel of land free of structures reserved to allow access for repair and maintenance of infrastructure or an adjacent structure.

Manufactured Home or "manufactured housing" means a HUD-code manufactured home or a mobile home.

Manufactured Home Park means an area approved for occupancy of Manufactured homes and accessory structures related thereto.

Master Thoroughfare Plan means a plan adopted by the City Council which identifies the general routing and classification of proposed streets and thoroughfares. The plan may also establish the function and capacity of the various thoroughfares as they relate to the land uses they are proposed to serve.

Maneuvering Area means the area within a parking lot, other than the area included in the parking spaces, used for maneuvering cars in and out of parking spaces.

Merchandise means the commodities or goods that are bought and sold in business.

Mew means a designated public green space that Dwelling Units front on that provides pedestrian connectivity to Streets or Civic Spaces. Mews shall be owned and maintained by a homeowner's association or other perpetual entity.

Mezzanine means the intermediate level or levels between the floor and ceiling of any story.

Middle Housing refers to the following residential use types as defined in the Development Code: Urban Home Dwelling, Two-Family Dwelling, Triplex or Fourplex Dwelling, Sixplex Dwelling, and Live/Work Dwelling.

Mixed-Use means a combination of both residential and nonresidential uses in close proximity or in the same development area. Occurs in the context of a walkable, pedestrian-friendly environment.

Mobile Home means a structure constructed before June 15, 1976; built on a permanent chassis; designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities; transportable in 1 or more sections; in the traveling mode, at least 8 body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet; and includes the plumbing, heating, air conditioning, and electrical systems of the home.

N

Natural Ground means the proposed grade of the site in accordance with an approved site plan or the existing grade of the land adjacent to the Right-of-Way.

Non-accessory Building or Structure means a building or structure in the Mixed Use Conservation (MUC) District that is:

1. Located at the rear of the lot; and
2. Occupied by the operator of the commercial business located in the Principal Building.

Nonconformity, Legal or Legal Nonconforming Use or Legal Nonconforming Building means a building, structure, condition, or use of land that does not comply with these zoning regulations but:

1. Did comply with regulations at the time the building or structure was constructed or when the condition or use was established and has since been in regular and continued existence or use; or
2. Lawfully existed immediately before it was annexed into the City and has since been in regular and continued existence or use.

Nonresidential District means a B-O, B-1, B-2, M-1, M-2, or BR district.

Nonresidential Use means a use of a premises for other than for single, two-family, or multi-family dwellings.

O

Open Space means an area without buildings.

Outdoor Kitchen means a secondary cooking area located outside a home that is typically equipped with a counter, grill, refrigerator, and/or sink.

P

Park means an area developed for active play and recreation that may include, but is not limited to, open space, sports courts, play equipment, trails, restrooms, and maintenance structures. The area may be owned by a public entity and used to provide recreational activities to the general public; or the area may be owned by a private, nonprofit, or homeowner's association and used to provide recreational activities to the members of the association.

Parking Lot means an off-street portion of a lot designed and used for the temporary parking or storage of motor vehicles, but not including the driveways and Private Garages serving single-family or two-family dwellings.

Parking Space means an area on a lot or site or within a building, other than on a public street or alley, used or intended for use for parking a motor vehicle.

Parking, Structured means a structure designed to accommodate vehicular parking spaces that are fully or partially enclosed or located on the deck surface of a building. This definition includes Parking Garages, deck parking, and underground or under-building Parking Lots.

Patio Cover means a structure with a solid roof that is unenclosed and not climate controlled.

Pedestrian Enhancement Zone means a component of the Pedestrian Realm intended for the placement of street trees, street furniture, and other fixtures in a manner that does not obstruct pedestrian access or motorist visibility. This includes, but is not limited to seating, streetlights, waste receptacles, fire hydrants, traffic signs, bus shelters, transit stops, bicycle racks, public utility equipment such as electrical transformers and water meters, and similar elements.

Pedestrian Realm means the space behind the curb of the street that provides physical space for pedestrian activity, buffering from the vehicular and bicycle traffic along the street, and space for shade and other elements that affect pedestrian comfort.

Pergola or Arbor means a permanent structure consisting of vertical posts with connected crossbeams at the top providing an open framework. Pergolas may extend from a building or be freestanding, and are typically constructed of wood, metal or similar material and are typically covered with trained climbing plants to provide shade.

Planned Development (PD) District means a customized zoning district that allows a specific set of uses, bulk regulations, and alternative standards that would not otherwise comply with the regulations of the primary zoning districts, but offer special benefits to the community.

Plat means a plan creating 1 or more lots that has been approved by the City as required by law and filed in the plat records of Fort Bend County.

Porch means a covered platform extending from a building, typically at an entrance with a separate roof. Porches may be an open or enclosed room attached to the outside of a building. A covered walkway or breezeway is not a porch.

Premises means a tract of land, including any building or structure on that tract.

Primary Entrance means the main point of access for pedestrians from the Pedestrian Realm into a building or tenant space.

Primary Façade means the front or principal face of a building which generally contains the Primary Entrance and can be distinguished from the other faces by its architectural details and orientation toward Streets and Civic Spaces.

Principal Building or Use means the primary use and chief purpose of a premises or building.

Protected Tree means a hardwood tree having a minimum caliper size of 8 inches or greater, as measured 4½ feet above ground level.

Public Utility means an entity engaged in the business of providing water, sewer, telephone, communication, cable television, natural gas, or electric services to the general public.

R

Recreational Vehicle (RV) means a portable vehicle designed primarily for temporary occupancy or use for travel, recreation, and vacation use, and includes boats, travel and tent trailers, pickup campers and shells, motorized travel homes and similar vehicles.

Reference Standard Zoning District means in a PD district the comparable zoning district that provides regulations not specified in the PD ordinance. All PDs identify a reference standard zoning district.

Residential District means a R-1E, R-1, HR-1, R-1R, R-1Z, R-2, R-3, R-4, or MUC zoning district.

Residential Use means a premises used for 1 or more dwellings for ordinary domestic use, and does not include any commercial, industrial, or institutional uses except as specifically permitted under the zoning regulations.

S

Satellite Dish Antenna means a device, usually parabolic in shape, designed and intended to be used for transmitting or receiving television, radio or microwave signals.

Setback refers to the required distance a structure or improvement must be placed from another specified structure, improvement, or location.

Shade Tree means a tree listed on the Approved Landscape Materials list in Chapter 2. Shade trees have mature crown spread that provides a canopy of shade for human comfort.

Shared Parking means parking spaces used by 2 or more uses on the same site or on separate sites with parking demands occurring at different times.

Shrub means a self-supporting, woody, evergreen species normally grown in the Texas Gulf Coast Region.

Story means the height between the successive floors of a building or from the top floor to the roof. For the purpose of computing building height, the average height for a story shall be defined as 12 feet.

Story, Half means a story under a gable, hip or gambrel roof of which the wall plates on at least 2 opposite exterior walls are not more than 2 feet above the floor of such story.

Street means any public or private thoroughfare, other than an alley, designed to be used by motor vehicles.

Structure means anything which is constructed or erected upon, under, or above the ground or water.

Substantial Improvement means any addition, expansion, reconstruction, or redevelopment of an existing Building that increases the gross floor area by more than 50 percent, or where the cost of improvements exceeds 50 percent of the building's appraised value from the Fort Bend County Appraisal District. Routine maintenance, interior renovations, façade improvements, and code compliance work shall not be considered Substantial Improvements.

T

Tower means a structure constructed as a free-standing structure or in association with a Building, other permanent structure or equipment, on which is located 1 or more Antennas intended for transmitting or receiving television, AM/FM radio, digital, microwave, cellular, telephone, or similar forms of electronic communication. The term includes radio and television transmission towers, microwave towers, common carrier towers, and cellular telephone towers.

Traffic Impact Analysis (TIA) means a study intended to 1) coordinate the land use and transportation facility development, 2) assess adequately the traffic-related impacts of a development proposal on the existing and planned thoroughfare system, and 3) identify strategies and solutions to current and future traffic problems.

Tree means a self-supporting woody plant which typically grows to an overall minimum height of 15 feet in the Texas Gulf Coast region.

Tree, Protected. See Protected Tree.

Trellis means an architectural structure, usually made from an open framework or lattice of interwoven or intersecting pieces of wood, metal or similar material that is normally made to support and display climbing plants. A trellis is typically installed as a vertical wall panel.

V

Vehicle Use Area means an outside improved area on a nonresidential premises that is used for the temporary parking of vehicles to provide services to the vehicles or its occupants, including the service areas of gasoline service stations and car washes and the drive-through areas of fast food restaurants and banks and similar uses.

Vines means plants with a flexible stem that climbs, twines, clings to, or creeps along a surface for support.

Y

Yard means the open space of a lot at grade that lies between the lot lines and the required building setback.

Yard, Front means the Yard extending across the front of the lot between the side lot lines.

Yard, Rear means the Yard extending across the rear of the lot between the side lot lines.

Yard, Side means the Yard extending along the side lot line from the Front Yard to the Rear Yard.

Yard, Street Side means a Side Yard that fronts upon a street.



Planning & Zoning Commission Agenda Request
June 25, 2026

Agenda Request No: VII.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Charlotte Graves, Agenda & Public Meeting Coordinator

Presented by: Mary Smith, Commissioner

Responsible Department: Admin

Agenda Caption:

Planning and Zoning Commission Liaison Report

- City Council Meeting June 16, 2026

Recommended Action:

Executive Summary:

Budget

Expenditure Required: NA

Current Budget: NA

Additional Funding: NA

Funding Source:

NA

Account Number (ORG-OBJ-Project): NA

Attachments

None



Planning & Zoning Commission Agenda Request
June 25, 2026

Agenda Request No: VII.B.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Charlotte Graves, Agenda & Public Meeting Coordinator

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

Responsible Department: Admin

Agenda Caption:

City Staff Report

- Calendar of Scheduled Meetings and Events

Recommended Action:

Executive Summary:

Budget

Expenditure Required: NA

Current Budget: NA

Additional Funding: NA

Funding Source: NA

Account Number (ORG-OBJ-Project): NA

Attachments

None