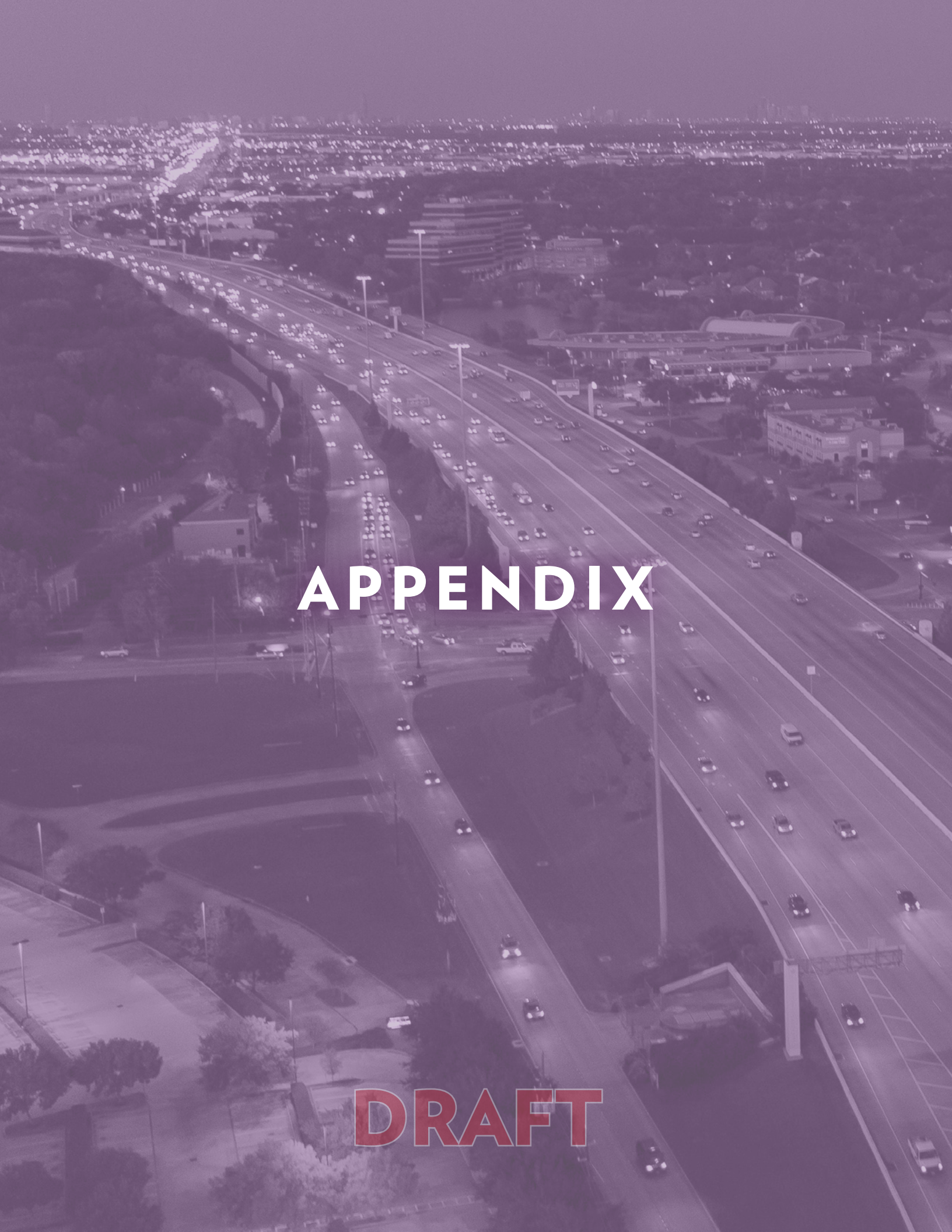

APPENDIX

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Comparison to 2012 Future Land Use Map

In many ways, the new Future Land Use Map (FLUM) envisions the same Sugar Land in the future as the previous 2012 FLUM. Though land use category names and descriptions have been revised, many of the actual land uses anticipated on properties have not. What has changed, in some cases, is the vision for the form of those land uses and the potential to mix land uses where singular land uses were previously anticipated. While the old map specifically designated areas as retail, office, or various degrees of density in housing, the new map designates areas that share a common character and level of activity. The new land use categories are broader, allowing the potential for several appropriate uses to accommodate and respond to the market; however, they specifically define the desired character of each area. For example, the Suburban Neighborhood category may include single-family housing, schools, and religious institution uses, and must maintain its livable character and low levels of activity. By including schools in the same land use category as single family residential, the map emphasizes that the schools must be designed to fit into the context of the neighborhood and also that should the school ever move or close, the site should be redeveloped as single family homes or perhaps a religious institution or small scale retail that fits in with the character of the neighborhood. Similarly, on the opposite end of the spectrum, Regional Activity Centers are areas of high activity that will attract employees and visitors from around the region. They include many land uses – offices, civic, retail, and higher density residential – but share a fundamental walkable character.

The new Future Land Use Map (FLUM) has been visually simplified from the previous version in order to provide clarity. For example, the previous Parks/ Open Space/ Buffers category identified all parks (from small pocket parks to large regional parks), landscape buffers and drainage facilities (from small internal subdivision detention lakes to large citywide drainage channels). The revised Future Land Use Map no longer shows all minor waterways and green spaces. Instead, the Regional Parks and Open Space category is utilized to designate the major facilities that serve the community at large. The smaller facilities are now included in other land use categories depending on their location. Where they exist within or adjacent to single-family neighborhoods, they are included in the Suburban Neighborhood category. Additionally, the Map no longer shows each school, church and governmental building; rather the Institutional category is utilized to represent major public facilities greater than five acres. Also neighborhood local roads are not represented on the Map as they are not a separate land use but are included as part of adjacent categories.

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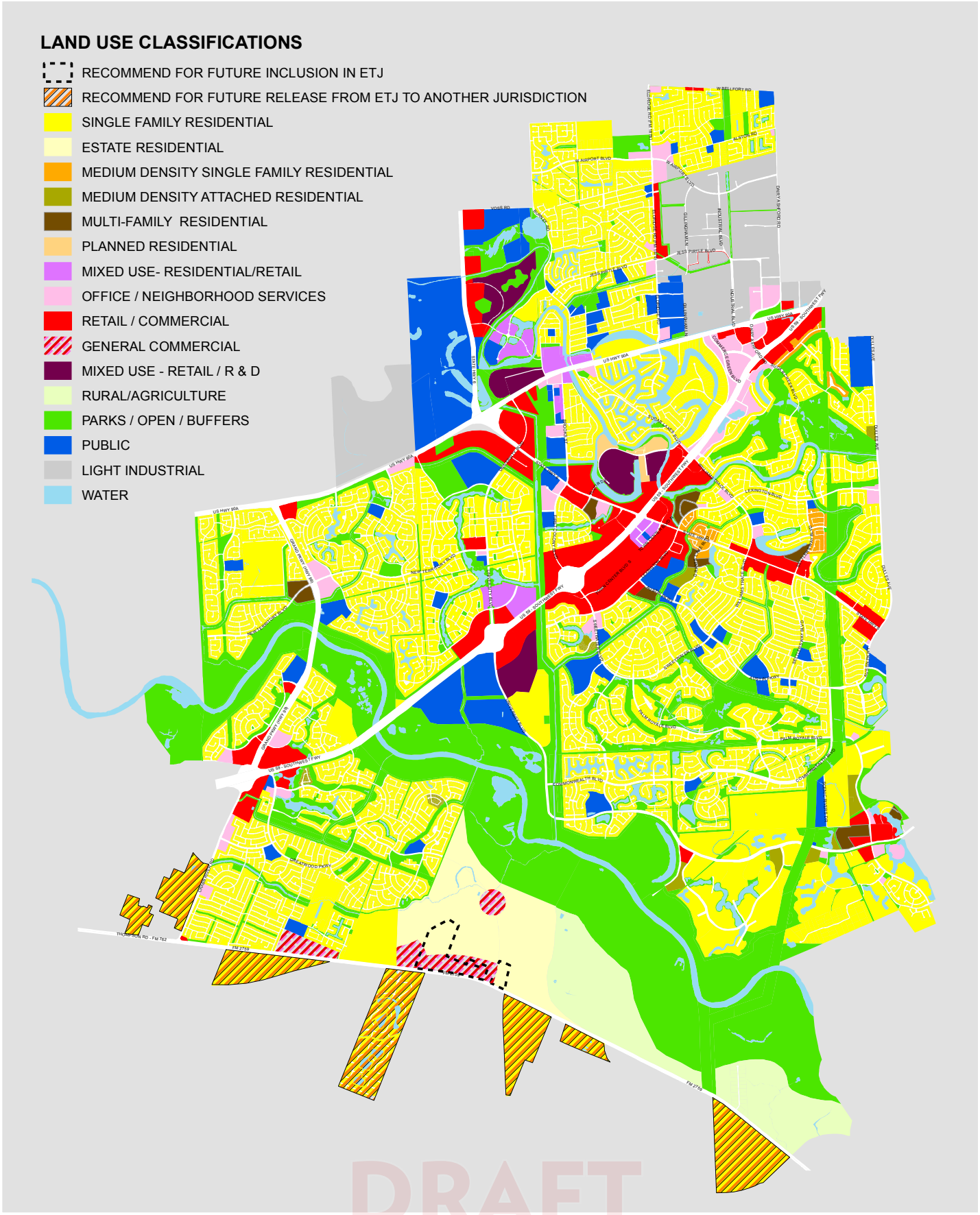
2012 Future Land Use Map



One of the more significant changes in the Future Land Use Plan are the changes in the number of Land Use Categories. The 2012 Plan identified 16 categories, with a list of the land uses that largely represented what existed at the time of the Plan adoption. In this Plan, there are 15 categories that provide improved detailed descriptions of the vision of each category and include additional elements besides land use, such as character and height of buildings, form of the development, location based on roadway type, and such. Each category also suggests the appropriate zoning district(s) to implement the category.

In some cases, land use categories have been combined, renamed or removed. The following section documents changes to the FLUM by evaluating each category shown on the previous Map and identifying what has changed.

RECOMMEND FOR FUTURE INCLUSION IN ETJ did not change. It is still recommended for this area to be included in Sugar Land's ETJ in order to maintain clear service delivery boundaries.

RECOMMEND FOR FUTURE RELEASE FROM ETJ TO **ANOTHER JURISDICTION** did not change. However, an underlying land use has been established for each area identified in case the property is developed prior to being released.

SINGLE FAMILY RESIDENTIAL is now **SUBURBAN NEIGHBORHOOD** which is inclusive of additional uses that make up the fabric of a typical neighborhood. Such uses include but are not limited to schools, fire stations, libraries, neighborhood amenities, etc. An additional land use category has also been added to identify the historic neighborhoods of The Hill, Mayfield Park and Belknap in the city through the designation as **COMPANY TOWN - NEIGHBORHOOD** land use category.

ESTATE RESIDENTIAL, previously only shown in the area south of the Brazos River, this designation is now expanded to include areas within the city that consist of larger lot homes or areas that are rural in character that are not similar to the typical subdivisions in Sugar Land. These areas include neighborhoods such as Alkire Lake, Maranatha Farms, and area south of the Brazos. The south of the Brazos boundary has been modified to extend west adjacent to the Greatwood Lake subdivision.

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MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL category remained; however, areas previously identified in this category are now SUBURBAN NEIGHBORHOOD with the exception of townhomes along Grants Lake Boulevard, which are now **MEDIUM DENSITY MIXED USE**. Townhomes in Greatwood and a property along West Airport Boulevard have been designated as this category due to the proximity to single family neighborhoods.

MEDIUM DENSITY ATTACHED RESIDENTIAL consisted of townhomes and areas in Riverstone. Townhomes are now classified as **MEDIUM DENSITY MIXED USE**. Areas in Riverstone are now **SUBURBAN NEIGHBORHOOD**.

MULTI-FAMILY RESIDENTIAL as a land use category is removed but is incorporated into **NEIGHBORHOOD ACTIVITY CENTER** and **REGIONAL ACTIVITY CENTER**. Multi-family not part of an activity center is classified as **MEDIUM DENSITY MIXED USE**.

PLANNED RESIDENTIAL category previously identified the Lake Pointe area, which is now identified as **REGIONAL ACTIVITY CENTER**.

MIXED USE – RESIDENTIAL/RETAIL identified areas in Imperial, Town Square, Telfair, and along Brooks Street. Imperial and Town Square are now part of **REGIONAL ACTIVITY CENTERS**, while areas along Brooks Street are classified under **COMPANY TOWN – MIXED USE**. Areas in Telfair have been reclassified based on their location, proximity to single-family residential, and existing development patterns.

OFFICE/NEIGHBORHOOD SERVICES is renamed as **NEIGHBORHOOD COMMERCIAL AND SERVICES** with the exception of a few areas that are part of activity centers.

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RETAIL/COMMERCIAL largely translates into **REGIONAL COMMERCIAL AND SERVICES** when not part of an activity center. In some cases, if the scale of commercial development is smaller, a classification of **NEIGHBORHOOD COMMERCIAL AND SERVICES** applies.

GENERAL COMMERCIAL previously classified areas south of the Brazos River. These areas remained commercial under **NEIGHBORHOOD COMMERCIAL AND SERVICES** and **REGIONAL COMMERCIAL AND SERVICES**, but are classified differently based on the anticipated scale of future development and proximity to single family neighborhoods.

MIXED USE – RETAIL/R&D classified areas where retail and research and development were desired. These areas included part of Tract 5 along University Boulevard and Lake Pointe, which are now designated as **REGIONAL ACTIVITY CENTERS**. Nalco is now **LIGHT INDUSTRIAL** due to the anticipated use as a light industrial business. Imperial, specifically Crown Garden subdivision, was also reclassified to **SUBURBAN NEIGHBORHOOD** based on the 2014 amendment to the General Land Plan.

RURAL/AGRICULTURE is renamed to **RURAL & AGRICULTURAL**. Boundaries for this area were slightly adjusted to follow the floodway line directly south of the Brazos River and east of Greatwood subdivision. Areas south of FM 2759, which are recommended for release, have also been designated as RURAL & AGRICULTURAL as an underlying land use.

PARKS/OPEN/BUFFERS is renamed to **REGIONAL PARKS AND OPEN SPACE** and limits areas to regional parks, significant open spaces, large greenways along major drainage channels, and large detention facilities. Previously identified green spaces such as small neighborhood parks and amenity lakes are now incorporated into the surrounding land uses.

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PUBLIC is renamed to **INSTITUTIONAL** however areas on the map have been modified to only include major public facilities greater than five acres. Other public uses such as schools, fire stations, post offices, and religious institutions have been integrated into the surrounding land uses since these public uses make up a fabric of a neighborhood. Schools are denoted on the map with an outline for visual reference. A new category has been added to denote the Airport, since its land use is distinct from all other uses in the City.

LIGHT INDUSTRIAL has largely remained the same other than the addition of the Nalco Property along U.S. Highway 90A and offices along Julie Rivers Drive and Dairy Ashford Road, which is an allowed use under this category.

WATER as a land use category is removed. Larger bodies of water such as the Brazos River and Oyster Creek are shown on the map for display reference only. Small water features and amenity lakes that were previously marked as water have now been incorporated in the surrounding land use designation.

In spite of these changes, the overall land use vision for many of these areas has not changed. There are only a few areas where there is a significant change in direction.

- In the 2012 FLUM, it was recommended for the Sugar Creek Triangle commercial area to only contain retail, commercial, and office uses. The revised FLUM recommends that this area to be a Regional Activity Center focusing on it continuing to be an employment hub that could also include some residential and additional restaurants.
- Town Center area is designated as a Regional Activity Center and is envisioned to be a mixed use, and pedestrian friendly area. Previously, the majority of this area was designated for only retail and commercial uses, but is appropriate for a mix of uses, including not only retail but also office and residential. The form of development should lend itself to creating a pedestrian friendly environment.
- The Neighborhood Activity Centers identified in this Plan were largely shown as either Office/ Neighborhood Services or Retail/ Commercial. Though similar commercial uses are envisioned in this Plan, additional residential uses are also envisioned to be included in these Neighborhood Activity Centers. Additionally, the desire is that these will become mixed use areas with uses in vertically mixed use buildings.
- The Medium Density Mixed Use areas identified in this Plan were either shown as Medium Density Attached Residential or Multi-family Residential which only included residential uses. Through redevelopment in the future, these areas could continue to have these residential uses, but could also include some limited commercial and services type uses. Additionally, the vision is that these will become mixed use areas with uses in vertically mixed use buildings.

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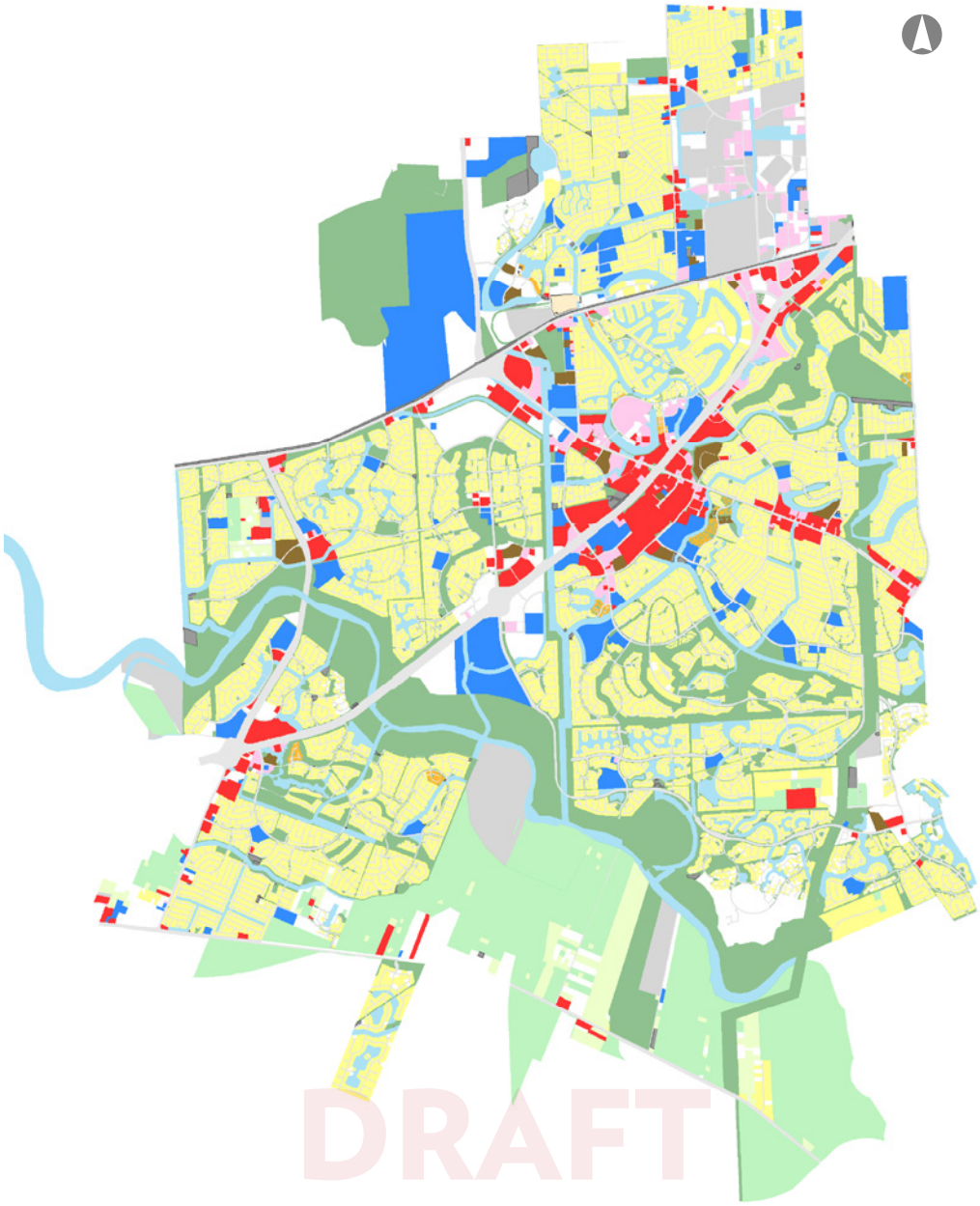
Current Land Uses & Development Over Time

Detached single-family homes make up the largest amount of land in the City and ETJ, covering almost 24% of the land area. In order to support this suburban form, nearly 14% of the land in the City and ETJ are devoted to streets. Open space and parks also make up a significant portion of land, encompassing just over 18% of the land area. Combined, commercial, office and industrial comprise approximately 8.5% of the land area in the City and ETJ.

Most retail in Sugar Land exists in the form of strip centers and big box stores. Most retail is along State Highway 6 and U.S. Highway 59, with smaller centers scattered throughout the city on major arterials. First Colony Mall opened in 1996 and was the first regional shopping mall in Fort Bend County. Sugar Land's retail market is strong, with relatively low vacancy and a robust mix of retailers and

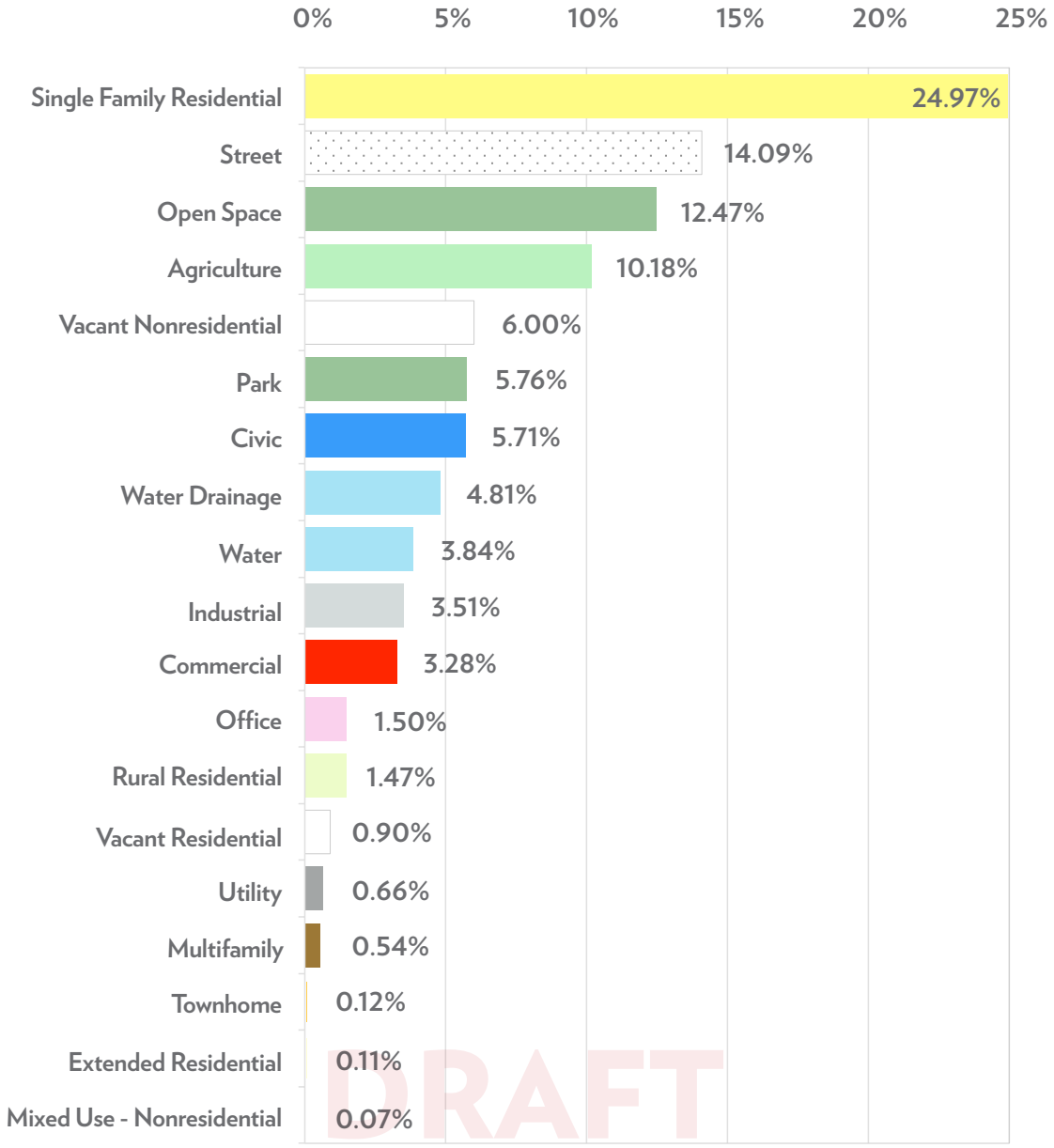
Figure 27: Land Use Breakdown - City and ETJ (Map)

Source: 2016 Land Use Inventory, City of Sugar Land



restaurants. However, some older retail centers, mainly along State Highway 6 and in the northern part of the city, are beginning to see more frequent turnover and changes in tenant mix.

Sugar Land has also developed into an employment center, with several major corporate headquarters. As of late 2016, occupancy rates in Office, Retail and Industrial sectors were over 90%. The biggest private employers in Sugar Land are Fluor, Schlumberger, Houston Methodist Sugar Land Hospital, United Health Group, and Nalco Champion. Office buildings and the Sugar Land Business Park also host numerous smaller industries. One of the major advantages Sugar Land has to offer to current and potential employers is its airport. Sugar Land Regional Airport is the fourth largest in the Greater Houston area and serves nearly 100 of the Fortune 500 companies annually. Sugar Land has also grown as a regional health care center, with three major hospitals (Memorial Hermann, St. Luke's, and Methodist) as well as smaller clinics and medical office buildings.

Figure 28: Land Use Breakdown - City and ETJ (Chart)

Source: 2016 Land Use Inventory, City of Sugar Land