



SECTION: 1

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INTRODUCTION

Purpose

The purpose of this document is to establish the procedures and requirements for the submittal and review of the subdivision and development of land in the City of Sugar Land and its extra-territorial jurisdiction (ETJ) as authorized by the Development Code of the City of Sugar Land. These procedures shall be followed by all applicants involved in submittal of rezonings, conditional use permits (CUPs), general land plans (GLPs), planned development districts (FDPs) subdivision plats, site plans, public infrastructure construction plans, variances, and special exceptions.

Overview of the Development Process

For property in the City Limits, the first step in the development process is to ensure that the proposed use is permitted by the zoning on the property. If the use is not permitted “by right,” a rezoning or conditional use permit may be required. For property in the extra-territorial jurisdiction the uses shall be consistent with that shown in the general land plan. The next step is to confirm that the property is platted. If not, the property must be platted. A subdivision plat lays out streets, property lines, and utilities for development. If necessary, public infrastructure construction plans will be submitted with the plat.

For detached single-family residential development, the next step after platting is to submit a building permit package.

For all other development types (i.e. commercial, multi-family, townhomes), the next step is to submit a site plan package. A site plan package is an accurately scaled development plan set that illustrates the details of proposed development and existing conditions on a parcel of land. The site plan package must be approved before building permits can be issued. Building permit plans can be submitted and reviewed concurrently with the plat and the site plan package. However, a building permit cannot be issued until the plat is recorded and the site plan package is approved. For more details on each step of the development process, please see the flow charts and associated information provided in the following chapters of this Handbook.

Pre-Development Meetings

The Development Review Committee (DRC) is the internal staff committee that reviews development submittals for compliance with these policies and City Codes. The DRC currently consists of staff from Planning & Development Services including Permits & Inspections, Engineering, Public Works, Economic Development, Fire, and Parks. A weekly meeting is held each Thursday at City Hall to discuss all the projects and is co-chaired by Development Planning and Engineering Departments. When review of a new application results in significant comments, applicants are contacted to schedule a follow-up meeting to discuss comments with the DRC.

Applicants are encouraged to schedule pre-development meetings, which are held during DRC meetings on Thursdays. DRC staff are present for pre-development meetings. Applicants are given the opportunity to present their project to City staff, and then City staff will provide feedback to applicants on the project, clarify submittal expectations, and specify Code requirements applicable to the proposal. Request a Pre-Development meeting via the Planning website by Tuesday at noon to schedule a pre-development meeting for Thursday of that week. Pre-Development meetings are scheduled on a first-come first-serve basis, and a maximum of two are scheduled per week. Please utilize this form for scheduling pre-development meetings: [Pre-Development Meeting Form](#)

Submittal Procedures

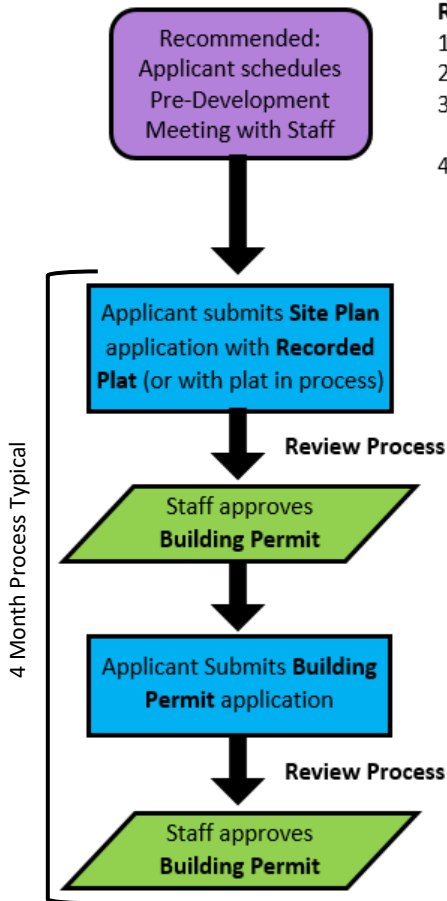
As of June 14, 2022 the plan submittal processes will be online intake only through the Citizen Self Service (CSS) Portal. You will be able to apply and pay for all DRC plan submittals online, available to you at any time. The Citizen Self Service (CSS) online web portal can be accessed via the City's webpage or using this link: [CSS Portal](#)

All development related submittals and payments shall be submitted online via the CSS web portal on Monday by 3 pm. The submittals will then be routed for processing to the appropriate departments. The Development Planning Division can be contacted at 281-275-2218 or at planning@sugarlandtx.gov and the Engineering Department at 281-275-2780.



FLOW CHART: DEVELOPMENT PROCESS- COMMERCIAL & MULTI-FAMILY

STANDARD PROCESS



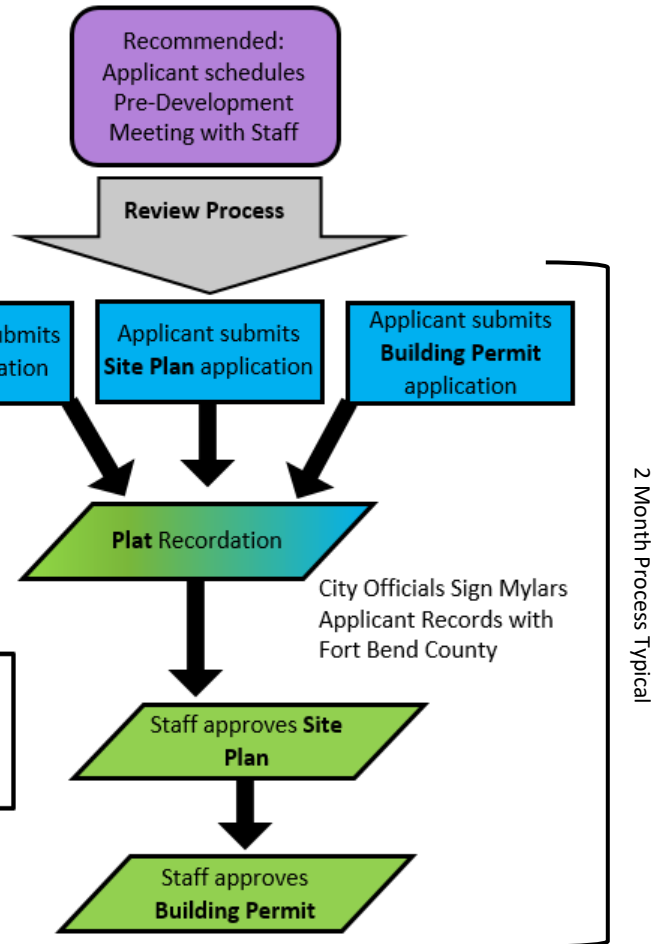
Review Process

1. Submit Package
2. Staff Review
3. Applicant Resubmits with Revisions
4. Staff Review to Clear Comments.

LEGEND

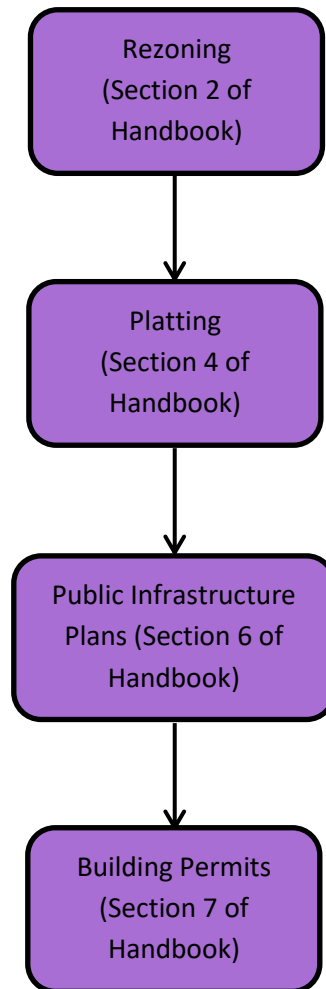
- Applicant Action
- Staff Action

CONCURRENT REVIEW PROCESS





FLOW CHART: DEVELOPMENT PROCESS- RESIDENTIAL





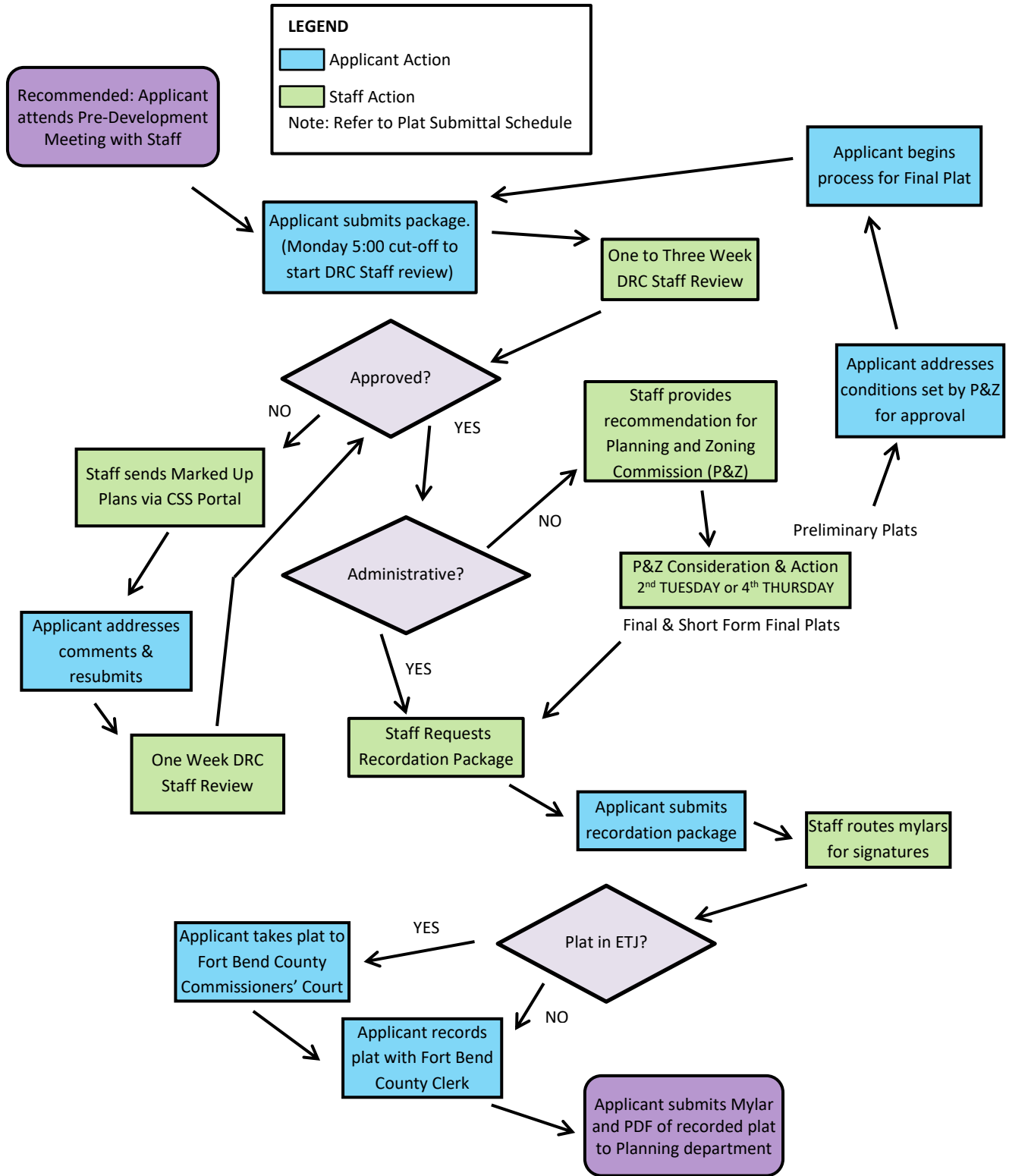
FLOW CHART: SITE PLAN PROCESS

REVIEW AND APPROVAL PROCESS





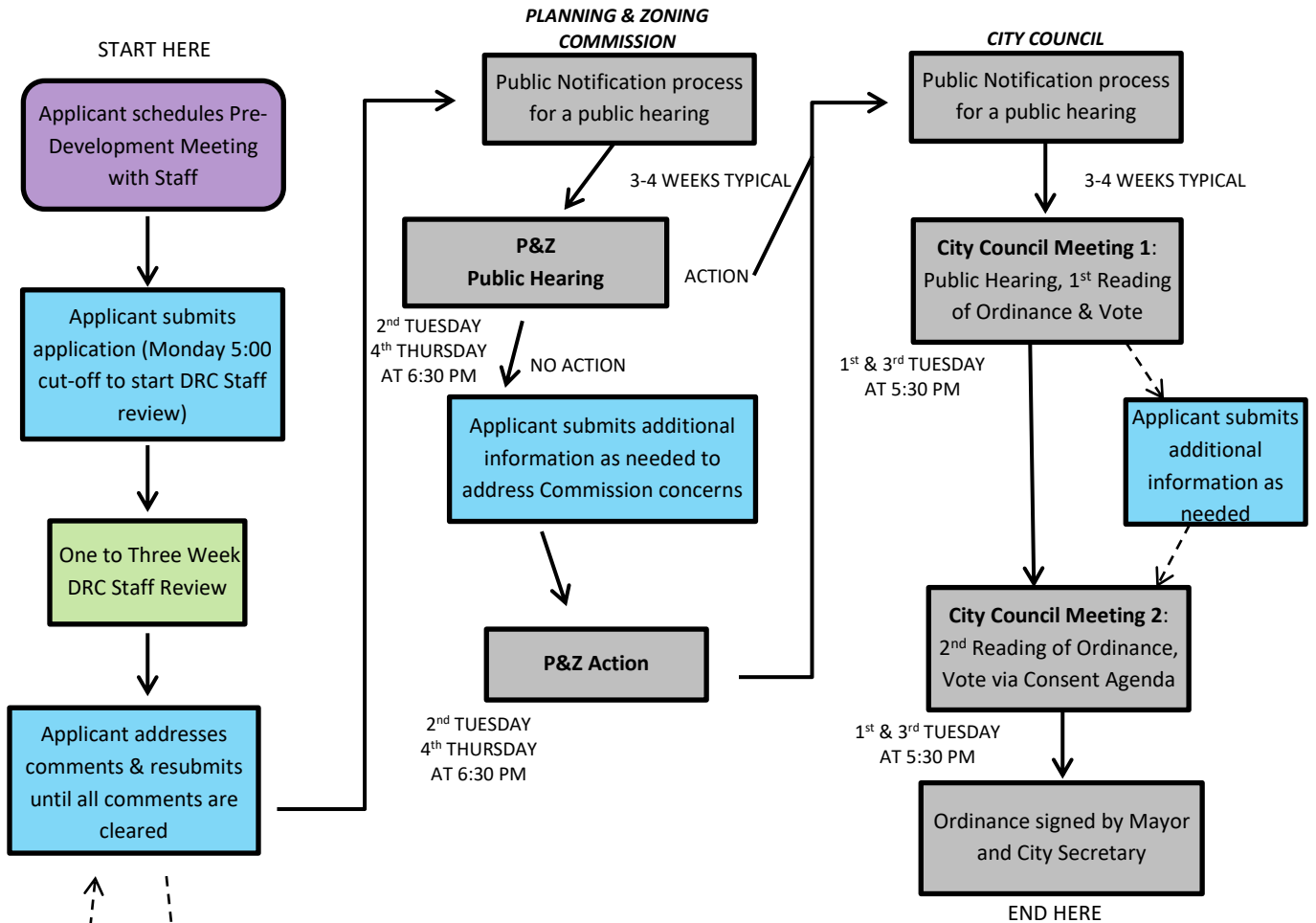
FLOW CHART: PLAT PROCESS





FLOW CHART: ZONING PROCESS

REVIEW AND APPROVAL PROCESS FOR REZONING, CONDITIONAL USE PERMITS, AND PLANNED DEVELOPMENTS



LEGEND

- Applicant Action
- Staff Action
- Statutory Process

NOTE: 4-6 Month Process Typical



FLOW CHART: GENERAL LAND PLAN PROCESS

REVIEW AND APPROVAL PROCESS

