

ORDINANCE NO. 2295

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING FOR APPROXIMATELY 40 ACRES OF LAND LOCATED ALONG US 90-A, FURTHER DESCRIBED AS 1.7540 ACRES BEING ALL OF RESERVE "D" IMPERIAL MARKET, 19.154 ACRES BEING ALL OF RESERVE "A" IMPERIAL MARKET, 0.470 ACRES BEING ALL OF RESERVE "C" IMPERIAL MARKET, 9.334 ACRES OUT OF A CALL 41.034 ACRE TRACT LOCATED IN THE S.M. WILLIAMS LEAGUE, ABSTRACT NUMBER 97 IN FORT BEND COUNTY, AND 9.309 ACRES OUT OF A CALL 12.916 ACRE TRACT LOCATED IN THE S.M. WILLIAMS LEAGUE, ABSTRACT NUMBER 97 IN FORT BEND COUNTY, FROM PD GENERAL DEVELOPMENT PLAN (IMPERIAL) & PD FINAL DEVELOPMENT PLAN (IMPERIAL MARKET) TO PD GENERAL DEVELOPMENT PLAN (IMPERIAL HISTORIC DISTRICT); AMENDING THE IMPERIAL REGIONAL ACTIVITY CENTER IN SECTION 5 OF CHAPTER 6 LAND USE PLAN OF THE CITY OF SUGAR LAND COMPREHENSIVE PLAN.

WHEREAS, by the adoption of Ordinance No. 1969 on September 16, 2014, the City Council approved a change of zoning to create a planned development district for approximately 690.2 acres of land in the proposed Imperial Development, and approved a general development plan for the PD district; and

WHEREAS, by adoption of Ordinance No. 2036 on December 1, 2015, the City Council approved a change of zoning to create a planned development district for approximately 27 acres of land located at the intersection of US Highway 90A, Ulrich Street, and Main Street in the Imperial Development from Planned Development (PD) District General Development Plan to Planned Development (PD) District Final Development Plan (Imperial Market); and

WHEREAS, by the adoption of Ordinance No. 2119 on August 7, 2018, the City Council approved an update to Chapter 6 Land Use Plan of the City of Sugar Land Comprehensive Plan; and

WHEREAS, the City wishes to rezone approximately 40 acres of land located along US 90-A, further described as 1.7540 acres being all of Reserve "D" Imperial Market, 19.154 acres being all of Reserve "A" Imperial Market, 0.470 acres being all of Reserve "C" Imperial Market, 9.334 acres out of a call 41.034 acre tract located in the S.M. Williams League, Abstract Number 97 in Fort Bend County, and 9.309 acres out of a call 12.916 acre tract located in the S.M. Williams League, Abstract Number 97 in Fort Bend County; and

WHEREAS, the City wishes to amend the Imperial Regional Activity Center in Section 5 of Chapter 6 Land Use Plan of the City of Sugar Land Comprehensive Plan to provide more general descriptions of the vision for the area and increase the anticipated number of multi-family units; and

WHEREAS, the Planning and Zoning Commission did not recommend approval of the amendment; and

WHEREAS, the Planning and Zoning Commission and the City Council have each conducted, in the time and manner and after notice required by law and applicable ordinances, a public hearing on such requested amendment; and

WHEREAS, the City Council finds that the proposed rezoning and Land Use Plan amendment comply with the City’s comprehensive plan and now deems it is appropriate to make such zoning change and revisions to the Imperial Regional Activity Center in Section 5 of Chapter 6 Land Use Plan of the City of Sugar Land Comprehensive Plan; NOW, THEREFORE;

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

Section 1. That the facts and recitations set forth in the preamble of the ordinance are hereby declared true and correct.

Section 2. That the zoning district classification of approximately 40 acres of land, described in Exhibit A, attached hereto and incorporated into this ordinance by reference, is changed from the Imperial General Development Plan and Imperial Market Final Development Plan to Imperial Historic District General Development Plan zoning district classification under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

Section 3. That the following Exhibits are attached to and incorporated into this ordinance:

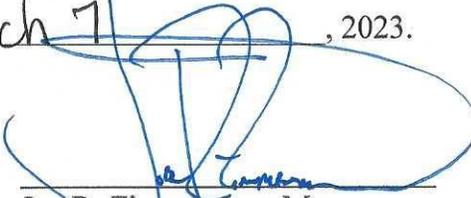
- Exhibit A: Legal Description and Survey
- Exhibit B: General Development Plan
- Exhibit B-1: Permitted Uses
- Exhibit B-2: General Site Layout Plan
- Amendment One: Land Use Plan - Imperial Regional Activity Center

Section 4. That the City’s official zoning map is amended to show the change in zoning district classification.

Section 5. That the Imperial Regional Activity Center in Section 5 of Chapter 6 Land Use Plan of the City of Sugar Land Comprehensive Plan is amended as shown on Amendment One, attached to and made a part of this ordinance.

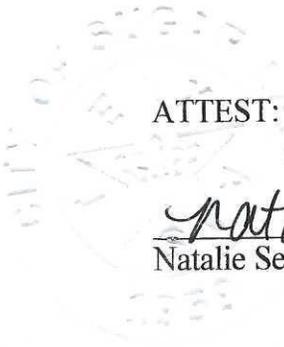
APPROVED on first consideration on February 21, 2023.

ADOPTED on second consideration on March 7, 2023.



Joe R. Zimmerman, Mayor

ATTEST:


Natalie Serrano
Natalie Serrano, Interim City Secretary

APPROVED AS TO FORM:

Jishu Wang

Attachments:	Exhibit A:	Legal Description and Survey
	Exhibit B:	General Development Plan
	Exhibit B-1:	Permitted Uses
	Exhibit B-2:	General Site Layout Plan
	Amendment One:	Land Use Plan - Imperial Regional Activity Center

CHAIN LINK FENCE

9.334 ACRES

CALL 41,034 ACRES
THE STATE OF TEXAS
F.B.C.C.F. NOS. 2007088839 & 2011006652
& CHEROKEE SUGAR LAND, L.P.
F.B.C.C.F. NOS. 2007084091

VOLUME

F

10'X15' STM.S.E.
F.B.C.C.F. NO. 2017088888
& 2017094851

10'X15' STM.S.E.
F.B.C.C.F. NO. 2017088885
& 2017088886

1' RESERVE (SEE NOTE 8)
PLAT NO. 20180099
F.B.C.P.R.

5' W.L.E.
F.B.C.C.F. NOS. 2017088883
& 2017088884

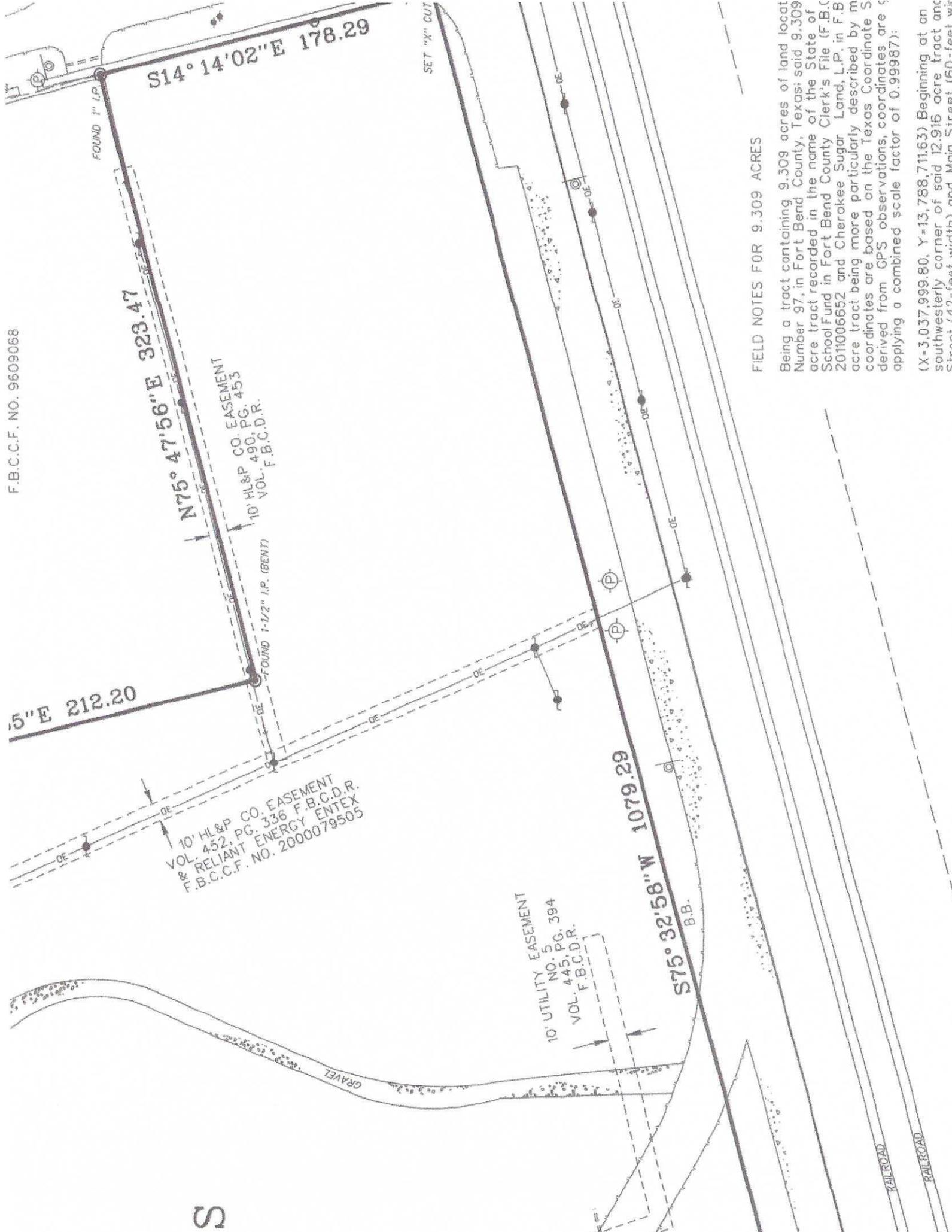
B.B. S86° 13'06"W 1083.93

REFINERY ROW
(50' WIDE)
PLAT NO. 20180099
F.B.C.P.R.

RESERVE "A"
IMPERIAL MARKET
PLAT NO. 20180202
F.B.C.P.R.

FOUND 5/8" C.I.R.
FOUND 5/8" C.I.R.

FIELD NOTES FOR 9.334 ACRES



5"E 212.20

N75° 47'56"E 323.47

S14° 14'02"E 178.29

10' HL&P CO. EASEMENT
 VOL. 452, PG. 336 F.B.C.D.R.
 & RELIANT ENERGY ENTEX
 F.B.C.C.F. NO. 2000079505

10' UTILITY EASEMENT
 NO. 5
 VOL. 445, PG. 394
 F.B.C.D.R.

S75° 32'58"W 1079.29

B.B.

SET "X" CUT

FOUND 1" I.P.

FOUND 1-1/2" I.P. (BENT)

10' HL&P CO. EASEMENT
 VOL. 490, PG. 453
 F.B.C.D.R.

GRAVEL

RAILROAD

RAILROAD

FIELD NOTES FOR 9.309 ACRES

Being a tract containing 9.309 acres of land located
 Number 97, in Fort Bend County, Texas; said 9.309
 acre tract recorded in the name of the State of
 School Fund in Fort Bend County Clerk's File (F.B.C.
 2011006552 and Cherokee Sugar Land, L.P. in F.B.
 acre tract being more particularly described by m
 coordinates are based on the Texas Coordinate S
 derived from GPS observations, coordinates are s
 applying a combined scale factor of 0.999987);

(X=3,037,999.80, Y=13,788,711.63) Beginning at an
 southwesterly corner of said 12.916 acre tract and
 Street (42-foot width) and Main Street (60-foot wit

EXHIBIT B
GENERAL DEVELOPMENT PLAN
IMPERIAL HISTORIC DISTRICT

A. Contents. This General Development Plan includes the following sections:

1. General Provisions
2. Land Uses
3. Development Regulations
 - Nonresidential and Multifamily development
 - Residential development
4. Landscape and Pedestrian Circulation Regulations
5. Building Regulations
6. Additional Regulations
7. Freestanding Signs
8. Attachments
 - Site Renderings

B. General Provisions.

1. The PD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in a B-2 (General Business) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the B-2 zoning district in effect on the effective date of this ordinance apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this ordinance.
2. Except as otherwise provided herein, the words used in this General Development Plan have the meaning established by the Development Code.
3. *Mews* means designated parkland or open space within the PD that has frontage on a public street or access drive and provides paved pedestrian access from the street to adjoining lots.

C. Land Uses.

1. Permitted land uses for the District are listed in Exhibit B-1, *Permitted Uses*. Any additional land uses shall be requested in a future Final Development Plan.
2. Permitted land uses may be mixed horizontally or vertically on a single property in accordance with Exhibit B-1, *Permitted Uses*.
3. Certain land uses are permitted when developed under specific conditions as established in the Notes section of Exhibit B-1, *Permitted Uses* or corresponding with the uses in the B-2 Zoning District in *Table 2-91.1: Permitted Uses and Parking Schedule for Nonresidential Zoning Districts*.
4. Multifamily dwelling units are permitted at a maximum of 660 units.

5. Single Family residential units as further described in section D.2 of this General Development Plan

D. Development Regulations

D.1. Development Regulations for Nonresidential and Multifamily - Nonresidential and multifamily sites shall be developed in accordance with the following development regulations:

1. Maximum height of structures:
 - (a) No building may be constructed taller than the height of the Char House.
 - (b) Buildings shall be constructed in order to preserve views to the Char House
2. Existing buildings and structures are “grandfathered” from building setback requirements.
 - (a) Building setbacks shall be established in the Final Development Plan adjacent to public streets and access drives
 - (b) Along Oyster Creek, 25 foot landscape buffer as per the General Land Plan
3. Parking may be provided in structured parking garages and/or surface lots including on-street parking
4. Minimum open space: 15% of the District area. Open space may include public plazas, squares or parks. Open spaces may include areas of hardscape or landscape or any combination thereof.
5. Maximum multifamily density:
 - (a) Maximum of 660 units
 - (b) Multi-family units are restricted to one, two, and three bedroom units only
6. Paving:
 - (a) All parking lots, driveways, and vehicle use areas must be constructed of concrete or permeable pavements. Decorative paving may be utilized.
7. Outside Retail Use: Merchandise may be displayed or stored outside buildings on the same premises. Design criteria will be further delineated on the Final Development Plan.
8. Outdoor Service Areas for Eating Establishments: Eating establishments may provide a place for outdoor services adjacent to the establishment. Design criteria will be further delineated on the Final Development Plan.
9. Drive thru lanes, outside of a parking garage, are permitted only on the portion of the GDP District which is East of Main St.
10. Parking Garages:
 - (a) Structured parking garages are required for resident parking for any multifamily building and are required to be integrated into the building massing of the multifamily building.
 - (b) Structured parking shall comply with the regulations of the Development Code
 - (c) Shared parking is encouraged for mixed use buildings. However, a shared parking plan is required to ensure residential and nonresidential parking demand is met.

11. Bicycle Parking:

- (a) Criteria for bicycle parking shall be provided in the Final Development Plan.

12. General Service Areas:

- a) All service areas and mechanical equipment shall be screened or internal to a building when adjacent to a residential use. All service areas and mechanical equipment shall be screened from the adjacent residential use and from street level of public streets.

D.2. Development Regulations for Residential – Residential development in this District may be developed as any combination of the following:

1. Detached homes on lots less than 40' wide
2. Townhomes
3. Patio homes
4. Duplex, Tri-plex, quad-plex
5. Cottage Court
6. Urban Homes
7. Other appropriate housing types
8. Lot Orientation and Layout:
 - (a) Lots may front a public street, access drive, or mews
 - (b) Lots fronting a mews will have vehicular access via a rear alley or fire lane
 - (c) Typical lot layouts will be established in the Final Development Plan
9. Minimum building setbacks will be established in the Final Development Plan
10. Required off-street parking will be determined with the Final Development Plan
11. Maximum heights of residential structures will be determined with the Final Development Plan

E. Landscape and Pedestrian Circulation Regulations – This District shall be developed with the following landscape and pedestrian circulation regulations:

1. Minimum widths for landscape buffers will be established in the Final Development Plans
2. Landscape buffers may be used for future transit stops
3. In order to create a more urban context, landscape buffers are not required along public streets and internal access easements within the district. In lieu of landscape buffers, if the area between the building face and curb is paved, shade trees located within a tree well or similar manner, shall be provided.

4. Shade trees shall have a minimum 4-inch caliper and minimum 10-foot height as measured at ground level when planted.
5. Publicly accessible outdoor spaces including parks, squares, or plazas will be provided within this District as determined in the Final Development Plans
6. Sidewalks:
 - (a) Continuous sidewalks are required along all public roadways and internal access easements serving non-residential and residential development
 - (b) Sidewalks are permitted to occupy the full width of the area between the back of curb and the building face but must incorporate landscaping and pedestrian elements
7. Pedestrian walkways:
 - (a) A pedestrian walkway shall connect a building entrance to a sidewalk.
 - (b) For all nonresidential uses, a pedestrian walkway shall connect a building entrance to adjacent retail or residential use.
 - (c) Pedestrian walkways shall meet the following criteria:
 - (1) Minimum 6-foot width for all other pedestrian walkways;
 - (2) Readily visible and free of encroachment by parked vehicles;
 - (3) Paved with concrete or other masonry products differentiated from the driveway and parking areas through the use of color, texture, or materials;
 - (4) Predominantly shaded with shade trees;
 - (5) Lighted with pedestrian-scaled fixtures;
 - (6) Include "Way finding" signage (if context appropriate).
8. Tree Preservation:
 - (a) Existing Oak and Pecan Trees located along and within 50 feet of Kempner Street with a caliper greater than 8 inches shall be preserved. Any tree may be removed, subject to the City's current Tree Preservation regulations (Section 3-10), for the extension or widening of public right-of-way and/or public utility. Existing trees may be relocated on the property with the permission of the Planning Director. Any tree identified by a certified arborist as a hazard, diseased or dead, may be removed with the written authorization of the Planning Director.

F. Building Regulations – Buildings within this District shall be developed in accordance with the following building regulations. Refer to the images in Attachment I.1. for examples.

1. New buildings shall incorporate design features respective of the architectural elements of the existing historical industrial buildings in this District
2. Development shall complement the existing Historic industrial buildings in design, color, materials, texture and/or other visual qualities.
3. New construction should be differentiated from the old buildings, but should be compatible with massing, size, and scale, and include distinctive architectural features, finishes and construction techniques that characterize the existing buildings.

4. According to The Secretary of the Interior's Standards for the Treatment of Historic Properties, "Changes that create a false sense of historical development...will not be undertaken."
5. Redevelopment of the Imperial Sugar Refinery site will be unique, and the intent of the General Development Plan is not to discourage or impede creative design of the site.
6. Historical signage, architectural elements, and artifacts will be incorporated into the re-development
7. Similar materials, distinctive forms and structures may be used to complement the existing buildings.
8. New construction should feature materials and construction techniques that respect the historic nature of the district and its past industrial uses.
9. Building façade finishes:
 - (b) Primary finishes include brick, stone (natural, cast, or cultured-textured), textured concrete panels, and glass.
 - (c) Other materials respective of the existing historical industrial buildings in the District, including metal, etc., may be considered on the Final Development Plan
 - (d) Secondary finishes shall include wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), stucco and fiber cement siding,
 - (e) The Director may approve alternative Primary or Secondary Exterior Finishes not specified in this article if the Director determines that the alternative finish is respective of the architectural elements of the existing historical industrial buildings.
 - (f) EIFS is prohibited
 - (g) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels are prohibited
10. All facades of an individual building and the facades of multiple buildings within a single development shall be of similar architectural design, color and materials where facing or siding to a public street, internal access easement or pedestrian walkway, except that new buildings in the Historic District shall incorporate façade features respectful of the architectural elements of the existing historical industrial buildings.
11. Screening walls, wing walls, columns, and similar building extensions and supports shall be of similar architectural design, color and materials as the building or structure to which they are attached.
12. Nonresidential and mixed use buildings, excluding residential, shall incorporate the following criteria:
 - (a) Break up the horizontal and vertical building planes through offsets, changes in building materials, colors and textures, or other methods; and
 - (b) Architectural details that create shade and cast shadows to provide visual relief.
 - (c) Facades greater than 100 feet in length that face public streets and access drives shall include offsets along the length of the façade.
 - (d) Utilize canopies, arcades, entry areas, display windows, awnings, or other features at street-facing building entrances intended for pedestrians
 - (e) Building transparency in order to permit visibility between occupants and outdoor pedestrians. Suggested transparency as follows: The front façade (the side of the

building facing the street) of the first floor of a retail building shall be at least 50% transparent

G. Additional Regulations.

1. The layout of buildings will be defined with the Final Development Plan.
2. Use of outdoor speakers shall be evaluated with respect to the adjacent single family neighborhoods along Oyster Creek.
3. All power lines will be underground to serve the development
4. Historical buildings/structures in the District shall be preserved including the Char House, Engineering Building, 3-Bay Warehouse, Container Warehouse, Smoke Stacks, and the Water Tower.

H. Freestanding Signs.

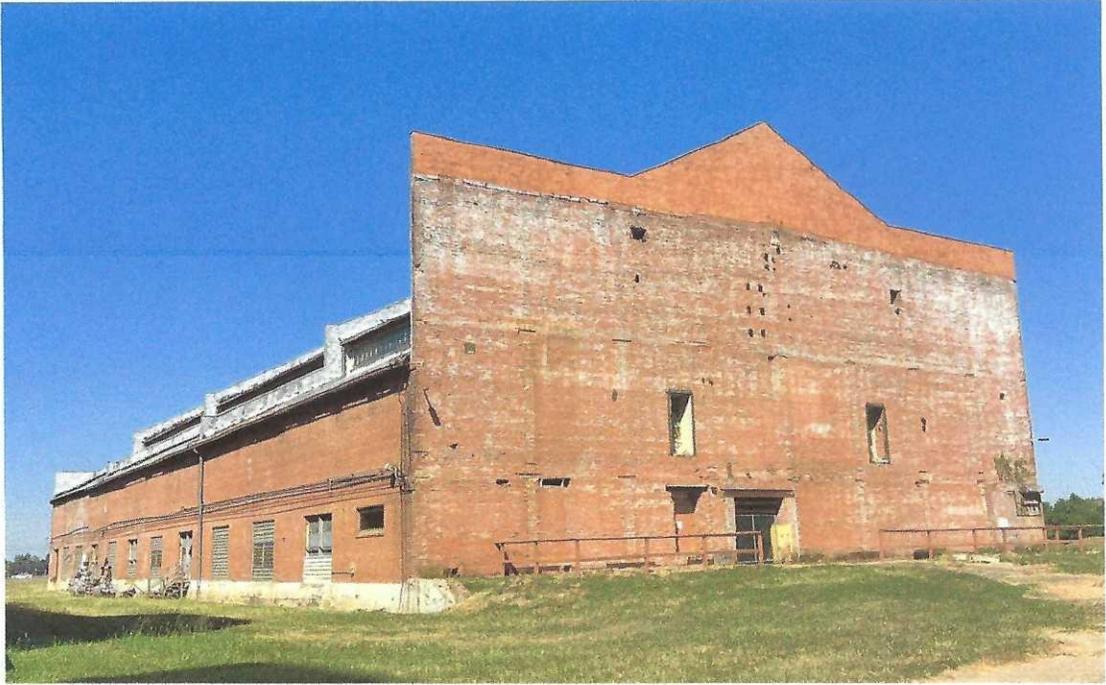
1. Locations and exterior finishes for freestanding signs will be established in the Final Development Plan.
2. Additional regulations on freestanding signs within the Development Code remain applicable.

I. Attachments

1. Inspiration Images of the Site – Images include examples of existing structures on site, artifacts to be preserved, and key design elements and features.







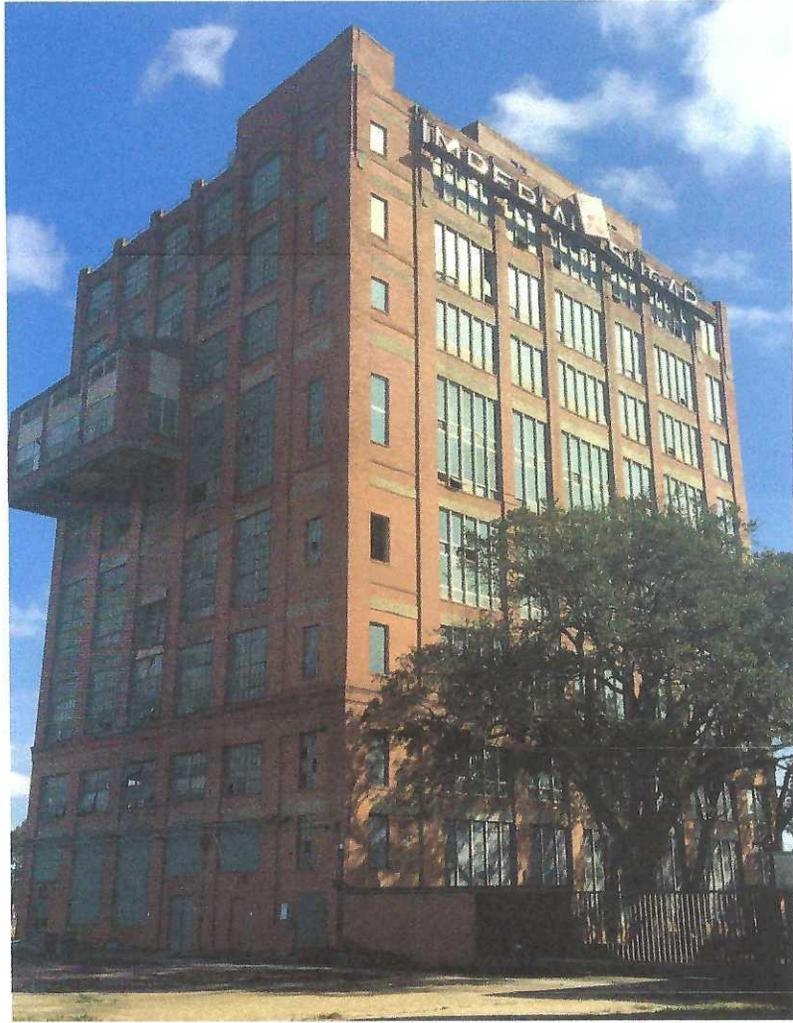


Exhibit B-1

Permitted Use List

Institutional

Botanical and Zoological Gardens
Museums and Art Galleries
Research, Life Sciences and Healthcare
Research, Technology Development
Parks and Recreational Facilities

Office

Professional Office, Neighborhood
Professional Office, Regional

Retail

Retail, Neighborhood
Retail, Regional
Bar
Furniture and Home Furnishings Store
Grocery, Convenience Store
Grocery, Market
Restaurant, With Drive-In and/or Drive-Thru Service
Restaurant (no drive thru)
Home Improvement Store, Small
Liquor Store
Pharmacy

Services

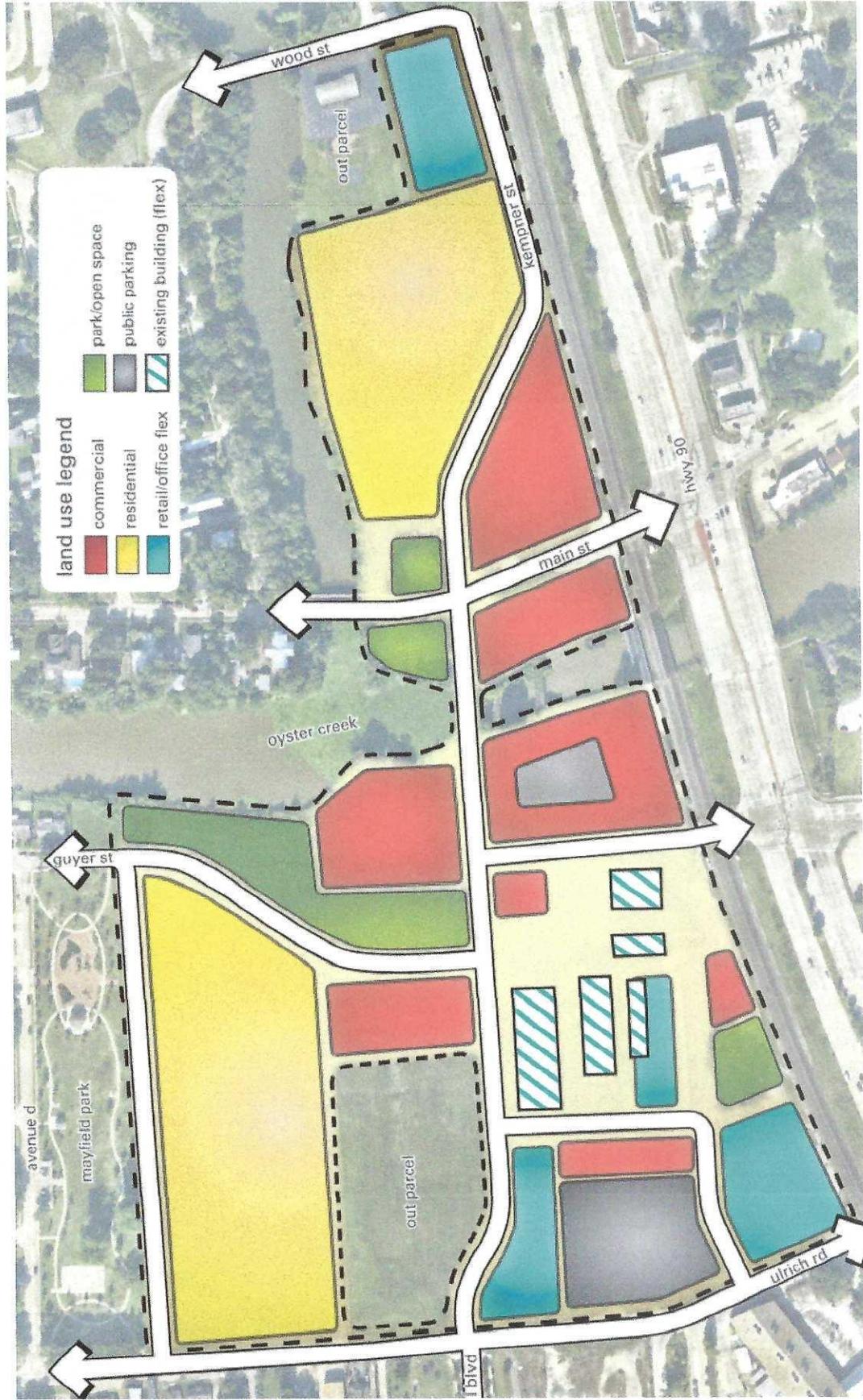
Animal Services, Small Animals
Assembly Facility/Event Center
Child Care Facility, Daycare
Cleaning, Dry Cleaners Pick-Up & Drop-Off
Clinic, Medical, Dental, or Therapist
Commercial Amusement, Indoor
Commercial Amusement, Outdoor Concert or Performance Hall
Concierge Medical Care
Counseling and Therapy Services
Financial Institution with Drive-Thru
Financial Institution without Drive-Thru
Fitness Center, Indoor Fitness Instruction
Fitness Center, Small
Hotel, Full Service
Hotel, Limited Service

Hotel, Select Service
Independent Senior Living (55+)
Medical and Dental Laboratory
Movie Theater
Other Health Services
Print Shop, Local
Repair Shop, Small Personal and Household Goods
Salon, Spa, Barber Shop
Studio, Art Instruction
Studio, Dance
Studio, Glass or Ceramics
Studio, Metalwork, Woodwork, & Furniture (Including Repair)
Studio, Photography

Industrial

Alcohol Production, Macro
Alcohol Production, Micro with Food Sales
Alcohol Production, Micro without Food Sales

Exhibit B-2: General Site Layout Plan



Attachment One

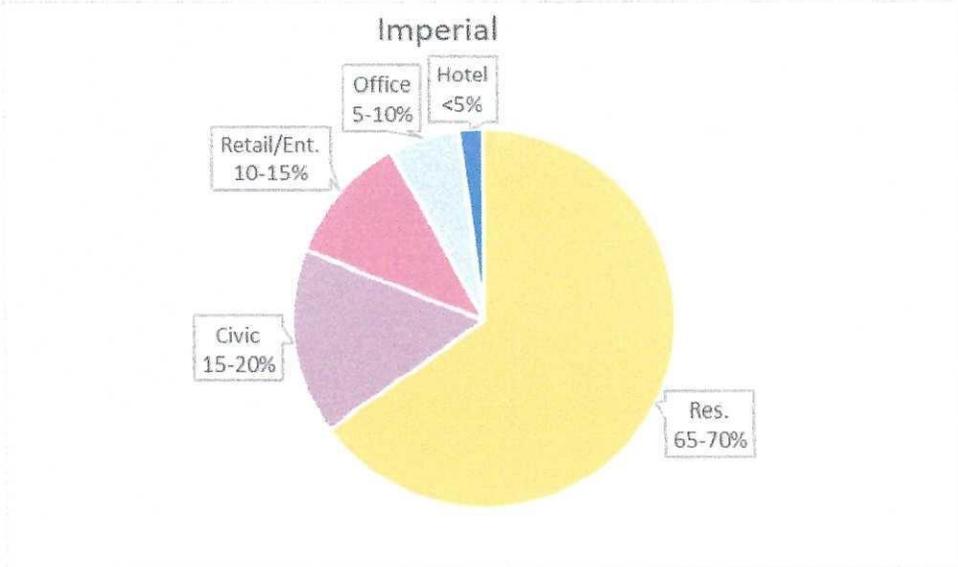
Section 5, Areas of Change

D. Imperial Regional Activity Center (residential/retail/entertainment focused)

This Regional Activity Center is located north of U.S. Highway 90A between State Highway 6 and Wood Street and includes two significant local landmarks: the former Imperial Sugar Company Char House and the minor league baseball park Constellation Field. These two landmarks heavily influence the vision for the RAC.

The Imperial Sugar Company site is historically important to Sugar Land and the surrounding area: it was the sugar business from which Sugar Land received its name. As such, preservation and reuse of the iconic Char House and other remaining Imperial Sugar Company buildings (such as the 3-Bay Warehouse, Container Warehouse, Engineering Building and silos) should be central to future redevelopment plans. The Char House and surrounding area is envisioned to be a mixed-use redevelopment with potential uses such as retail, restaurants, offices, bars, hotels and a variety of residential options. The area around Constellation Field should contain entertainment-centric uses that support the venue, such as restaurants and breweries. The remaining land in the RAC is envisioned to contain a variety of housing types and other supporting uses.

Appropriate residential options in the Activity Cener include multi-family (for rent or ownership), senior living, townhomes, urban homes, duplexes and other medium density housing types. The total overall number of multi-family units in this Regional Activity Center is 1,200 units; this is not based on the general guidance of 3 units per developable acre in the RAC, but rather on the need for additional residential density to ensure the Imperial Sugar Company property redevelopment is feasible. Percentages in this RAC should be approximately:



New development and redevelopment in the RAC should be in character with the historic buildings located on the former Imperial Sugar Company property. Being a former refinery site, these historic

buildings are industrial in character and utilize brick and metal finishes. Maximum height of new buildings should be no more than 6 stories, and mid to high-rise buildings near the Char House should be situated so as not to block its view corridors. The RAC should include enhanced pedestrian and bicycle connectivity from within to the surrounding Imperial development and other nearby residential areas.



City Council Agenda Request

MARCH 7, 2023

AGENDA REQUEST NO: VII.A.

AGENDA OF: City Council Meeting

INITIATED BY:

Lauren Fehr

Assistant Director of Planning & Development Services

PRESENTED BY:

Lauren Fehr, Assistant Director of Planning & Development Services and Devon Rodriguez, Deputy Director of Economic Development

RESPONSIBLE DEPARTMENT: Planning and Zoning

AGENDA CAPTION:

SECOND CONSIDERATION: Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2295:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING FOR APPROXIMATELY 40 ACRES OF LAND LOCATED ALONG US 90-A, FURTHER DESCRIBED AS 1.7540 ACRES BEING ALL OF RESERVE "D" IMPERIAL MARKET, 19.154 ACRES BEING ALL OF RESERVE "A" IMPERIAL MARKET, 0.470 ACRES BEING ALL OF RESERVE "C" IMPERIAL MARKET, 9.334 ACRES OUT OF A CALL 41.034 ACRE TRACT LOCATED IN THE S.M. WILLIAMS LEAGUE, ABSTRACT NUMBER 97 IN FORT BEND COUNTY, AND 9.309 ACRES OUT OF A CALL 12.916 ACRE TRACT LOCATED IN THE S.M. WILLIAMS LEAGUE, ABSTRACT NUMBER 97 IN FORT BEND COUNTY, FROM PD GENERAL DEVELOPMENT PLAN (IMPERIAL) & PD FINAL DEVELOPMENT PLAN (IMPERIAL MARKET) TO PD GENERAL DEVELOPMENT PLAN (IMPERIAL HISTORIC DISTRICT); AMENDING THE IMPERIAL REGIONAL ACTIVITY CENTER IN SECTION 5 OF CHAPTER 6 LAND USE PLAN OF THE CITY OF SUGAR LAND COMPREHENSIVE PLAN.

RECOMMENDED ACTION:

Hold a second reading of Ordinance No. 2295.

EXECUTIVE SUMMARY:

Redevelopment of the Imperial Char House is the City Council's top priority. As such, the City is partnering with Puma Development to bring forward a framework for the redevelopment of this area. This meeting is scheduled for City Council to hold a public hearing and first reading of Ordinance No. 2295 for the General Development Plan and Land Use Plan Amendment.

At this time, the historic Imperial Char House is the focus of Puma's development plans, which is proposed to be adaptively reused as an office/ co-working building. Puma anticipates future plans for the remaining area to include multi-family, medium-density (e.g., townhomes and urban homes), and single-family residential, retail, services, and other supporting uses.

The Planning & Zoning Commission held its public hearing on February 14th. Several members of the public were present in the audience and made comments during the public hearing portion of the meeting. The public comments centered around similar themes that were expressed during the January joint workshop meeting with the City Council and Commission. They focused on traffic, crime, impacts on property values, and concern that there is not enough detail known at this time for the Commission to be able to make a recommendation.

Several speakers from The Hill and other neighborhoods supported the proposal stating that there is a need for different housing types and a belief that a mixed-use walkable development would positively contribute to the area.

After significant discussion with City staff and Puma, the P&Z Commission Chair made a motion to approve the General Development Plan and Land Use Plan Amendment. The Commission then voted, which resulted in a 4-4 tie, thus providing a recommendation of denial to the Mayor and City Council.

The City Council held a public hearing on February 21st. Several members of the public were present in the audience and made comments during the public hearing portion of the meeting. After discussion with staff and Puma, the City Council held first reading of Ordinance No. 2295 and a motion was made to approve the ordinance with one minor revision. The motion passed in a 5-1 vote.

Land Use Plan Amendment

The Land Use Plan – Chapter 6 of the Comprehensive Plan – identifies this area as part of the Imperial Regional Activity Center. It is envisioned to be a mixed-use, walkable area that draws people from around the region. Though the proposed redevelopment vision is consistent with the overall vision established for Activity Centers, modifications to the Areas of Change section of the Plan. The Areas of Change section of the Plan includes vision statements for each Regional Activity Center. The 2018 vision was based on the Imperial Market PD Final Development Plan, which did not come to fruition due to financing challenges. Draft revisions to the Land Use Plan provide more general descriptions of the vision for the area and increase the anticipated number of multi-family units. These changes will provide the City and Puma the flexibility needed to ensure the viability of the Char House reuse. The proposed revisions to the Imperial RAC description are attached as part of this report.

PD - General Development Plan

The property proposed for rezoning is currently zoned PD – Final Development (Imperial Market) and PD – General Development Plan (Imperial). This proposed Imperial Historic District GDP will replace the existing zoning approvals that are on the property. The proposed General Development Plan includes a list of proposed uses, general development standards, and a general site layout plan. The proposed GDP also addresses unique site elements, such as the preservation of historic buildings and large existing trees found on the site. The proposed GDP is consistent with the requirements established in the Development Code for GDPs.

Community Engagement

The City has taken a different approach to community engagement with this project by bringing in the community early, a step we're calling Step Zero (before land is even acquired). From town hall meetings and social media, to blog posts and earned media spots with major news outlets, the tactics executed through the engagement plans have ensured maximum exposure for this project.

Some of those tactics include:

- A landing page on the city's website (<https://www.sugarlandtx.gov/2328/Imperial-Char-House-Preservation>) with timeline, FAQs, an option to provide comments or questions and an option to sign up for updates every time there is movement on the project.
- A small meeting with resident leaders in the community to personally meet the developer
- A news release inviting people to two town hall meetings about the project
- A blog post inviting people to attend the two town hall meetings
- Digital invitations to townhalls sent via listservs, Facebook and Nextdoor
- Two town hall meetings (Dec. 8 and Dec. 15) which garnered 230 people to attend. A sentiment survey was distributed and responded to on-site during these events.

These efforts have ensured involvement from all surrounding neighborhoods. The engagement and external communications have been comprehensive and ongoing. These successful efforts have included extensive media coverage that has included broadcast, print, and online stories; well-attended in-person meetings; active e-mail listservs; robust online content submissions; social media posts that achieved reach and engagement numbers exceeding normal results; a high volume of website traffic; and record-setting visits to the City's online blog site.

As of the date of this report, we have received feedback from the community regarding this proposal. While we have received support for this project, especially from some of the surrounding communities, there are members of the community that are in opposition, with some responding to several instances of misinformation in the community.

A Public Hearing and First Reading of Ordinance No. 2295 were held during the February 21, 2023, City Council meeting. Staff recommends the approval of the 2nd Reading for Ordinance No. 2295.

BUDGET

EXPENDITURE REQUIRED: N/A

CURRENT BUDGET: N/A

ADDITIONAL FUNDING: N/A

FUNDING SOURCE:N/A

ATTACHMENTS:

	Description	Type
▣	Staff Report	Other Supporting Documents
▣	Ordinance No. 2295	Ordinances