

**ORDINANCE NO. 2368**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING OF APPROXIMATELY 30 ACRES OF LAND, LOCATED EAST OF HIGHWAY 6 BETWEEN IMPERIAL BOULEVARD AND CROWN GARDEN TRAIL, FROM PLANNED DEVELOPMENT (PD) DISTRICT GENERAL DEVELOPMENT PLAN (IMPERIAL) TO PLANNED DEVELOPMENT (PD) DISTRICT GENERAL DEVELOPMENT PLAN (IMPERIAL HIGHWAY 6 DISTRICT TRACT H).**

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 (PD) 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 the adoption of Ordinance Nos. 2009, 2036, 2083, 2100, 2102, 2215, 2261, 2267, and 2281 the City Council approved change of zoning in certain areas of the Imperial Development from Planned Development (PD) District General Development Plan to Planned Development (PD) District Final Development Plan; and

WHEREAS, by the adoption of Ordinance No. 2284, the City Council repealed Ordinance No. 1969 and adopted a new General Development Plan for the Imperial PD areas that were not rezoned to Planned Development (PD) District Final Development Plan; and

WHEREAS, the City now wishes to rezone approximately 30 acres of land located east of Highway 6 between Imperial Boulevard and Crown Garden Trail to a new Planned Development (PD) District General Development Plan, to allow for residential uses in Tract H; and

WHEREAS, the proposed rezoning has been reviewed by the City's Planning and Zoning Commission, as required by law, and the Planning and Zoning Commission held a public hearing on the proposed zoning change on March 27, 2025; and

WHEREAS, the Planning and Zoning Commission recommended approval of the zoning change; and

WHEREAS, the City Council held a public hearing on the proposed zoning change on April 15, 2025, at which the public was given an opportunity to give testimony and present written evidence as required by law; and

WHEREAS, the City Council finds that the proposed rezoning complies with the City's comprehensive plan and now deems it is appropriate to make such zoning change; 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 30 acres of land, as shown in Exhibit A, is changed from Planned Development (PD) District General Development Plan (Imperial) to Planned Development (PD) District General Development Plan (Imperial Highway 6 District Tract H) under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

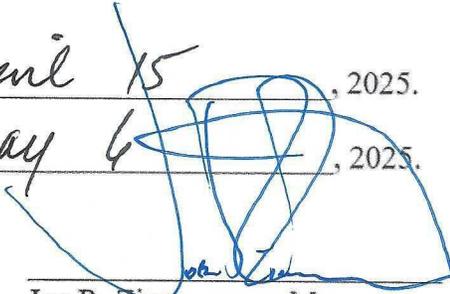
**Section 3.** That the General Land Plan and Permitted Uses, as shown in Exhibits B-1 and B-2, are approved.

**Section 4.** That the following Exhibits are attached to and incorporated into this ordinance:

- Exhibit A-1: Vicinity Map – Tract H
- Exhibit A-2: Legal Description
- Exhibit B: General Development Plan
- Exhibit B-1: General Land Plan
- Exhibit B-2: Permitted Uses
- Exhibit B-3: Bulk Plane Diagram
- Exhibit B-4: Approved Landscape Materials
- Exhibit B-5: Bicycle Circulation Plan
- Exhibit B-6: Hwy 6 Signage Diagram

**Section 5.** That the City's official zoning map is amended to show the change in zoning district classification.

APPROVED on first consideration on April 15, 2025.  
ADOPTED on second consideration on May 6, 2025.

  
\_\_\_\_\_  
Joe R. Zimmerman, Mayor

ATTEST:

  
\_\_\_\_\_  
Linda Mendenhall, City Clerk

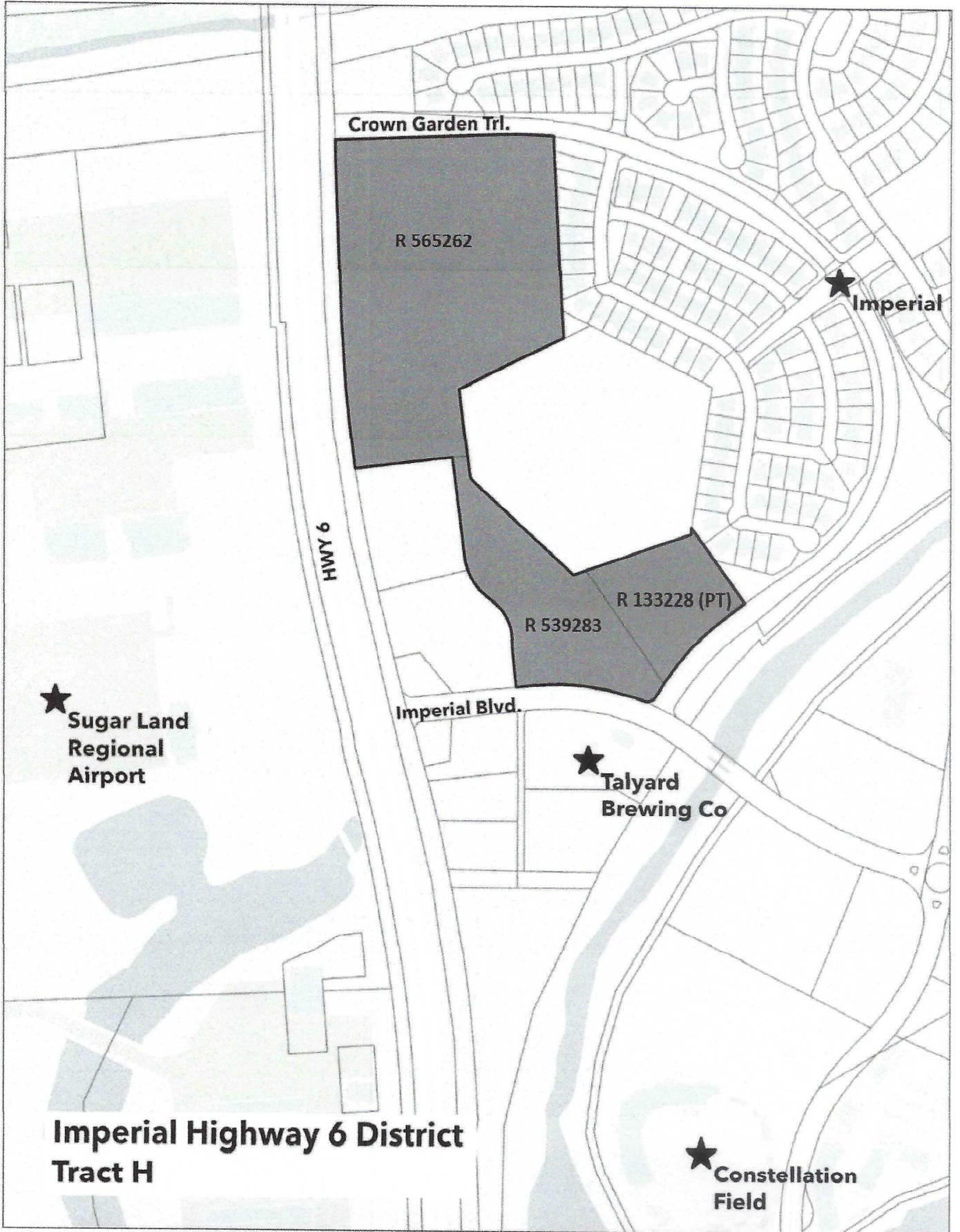
APPROVED AS TO FORM:





Exhibit A-1

Imperial Highway 6 District Tract H Vicinity Map



## Exhibit A-2: Legal Description

**Tract H 25.905 acres:** Being a tract containing 25.905 acres of land located in the Alexander Hodge League, Abstract Number 32, in Fort Bend County, Texas; said 25.905 acre tract being called "Tract 2" conveyed to DPEG Imperial, LP under Fort Bend County Clerks' File (FBCCF) Number 202215153 being a portion of a call 497.696 acre tract recorded in the name of Cherokee Sugar Land, L.P. in Fort Bend County Clerk's File (FBCCF) Numbers 2007088840 and 2011006653, styled Tract "F" and the State of Texas, for the use and benefit of the Permanent School Fund in FBCCF Numbers 2003023371 and 2008070584; also identified as Property IDs R565262 (19.392 acres) and R 539283 (6.513) in the Fort Bend County Appraisal District Records.

**Tract H 3.8 acres:** Being 3.8 acres of land situated in the Alexander Hodge League, Abstract Number 32, in Fort Bend County, Texas; said 3.8 acre tract being a portion of a call 497.696 acre tract recorded in the name of Cherokee Sugar Land, L.P. in Fort Bend County Clerk's File (FBCCF) Numbers 2007088840 and 2011006653, styled Tract "F" and the State of Texas, for the use and benefit of the Permanent School Fund in FBCCF Numbers 2003023371 and 2008070584; also identified as part of Property ID R133228 in the Fort Bend County Appraisal District Records.

**EXHIBIT B**  
**IMPERIAL HWY 6 DISTRICT TRACT H**  
**GENERAL DEVELOPMENT PLAN**

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

- General Provisions
- General Land Plan
- Land Uses
- Development Regulations for Nonresidential Uses
- Development Regulations Residential Uses
  - Townhomes
  - Urban Homes
  - Live/Work Units
- Landscape and Pedestrian Circulation Regulations
- Building Regulations
- Freestanding Signs

**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. The default primary zoning district established for this district shall be Neighborhood Business (B-1). If any provision or regulation of any City ordinance applicable in the default zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the default 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. In this ordinance:

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

*Dwelling, Live/Work Unit* 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. For the purposes of this PD, Live/Work Dwellings are Residential Uses.

*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 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.

*Open Space* means the portion of all land contained within the PD that is not covered by buildings, parking lots, driveways, improved pedestrian areas (outside of publicly accessible plazas), or other impermeable material.

*PD* is the planned development district created by this ordinance.

*Pavers* mean colored interlocking bricks, tiles, stones, blocks, or concrete units.

*Retail* means a commercial establishment engaged in the selling of goods and merchandise to the general public and rendering services incidental to the sale of such goods.

3. The PD shall be developed in accordance with the following exhibits that are attached to and made part of this General Development Plan:

Exhibit B-1:	<i>General Land Plan</i>
Exhibit B-2:	<i>Permitted Uses</i>
Exhibit B-3:	<i>Bulk Plane Diagram</i>
Exhibit B-4:	<i>Approved Landscape Materials</i>
Exhibit B-5:	<i>Bicycle Circulation Plan</i>
Exhibit B-6:	<i>Hwy 6 Signage Diagram</i>

**C. General Land Plan**

The property shall be developed in accordance with the *Exhibit B-1, Imperial General Land Plan* which shows the layout of major roadways, general location of land uses, and relationship of the development to surrounding properties.

**D. Land Uses.**

1. This GDP aims to encourage development that integrates compact residential land uses with compatible nonresidential uses like office and commercial/retail facilities. This includes compact forms of residential such as townhomes and urban homes. The goal is to create a small-scale, walkable environment for nearby neighborhoods characterized by the design and arrangement of buildings to create a pedestrian experience. Development should seamlessly integrate with the surrounding residential neighborhoods and existing commercial development.
2. Permitted land uses are listed in *Exhibit B-2, Permitted Uses*. All other land uses are prohibited.
  - (a) Certain land uses are permitted when developed under specific conditions as established in the Conditions section at the end of Exhibit B-2, Permitted Uses.
3. Permitted land uses may be mixed horizontally or vertically on a single property in accordance with *Exhibit B-2, Permitted Uses*.
4. A minimum of 25%, approximately 7.5 acres, of the land in this General Development Plan shall be dedicated to nonresidential uses.

**E. Development Regulations for Nonresidential Uses**– Nonresidential sites within this PD district shall be developed in accordance with the following development regulations:

1. Maximum height of structures:
  - (a) 150 feet above ground level or as limited by airport height restrictions.
  - (b) The maximum height of structures is limited by the bulk plane requirements illustrated on *Exhibit B-3, Bulk Plane Diagram*.
    - (i) Maximum height of a structure built at the 65-foot building line adjacent to single family

residential is limited to a height of 44 feet.

- (ii) Height of the structure may increase at a ratio of 1 foot of height for each 2 feet of distance the structure is set back from the single-family lot line up to a maximum distance of 150 feet.

2. Minimum building setbacks:

- (a) 25 feet abutting State Highway 6, Imperial Blvd, and Crown Garden Trl.
- (b) 65 feet for nonresidential use abutting single family residential.
- (c) 15 feet abutting the internal access easement.
- (d) 10 feet abutting Open Space Reserves.
- (e) 6 feet for side and rear yards not abutting the highway, street, access easement or greenbelt.
- (f) Awnings and canopies attached to a building may project up to 5 feet into a required building setback if located at least 8 feet above adjoining sidewalks or pedestrian walkways.

3. Approved fire apparatus access roads shall extend the entire length on one (1) side of buildings three (3) or more stories in height, and shall be located within a minimum of fifteen (15) feet and a maximum of thirty (30) feet.

4. Minimum parking lot setbacks:

- (a) 25 feet abutting State Highway 6, Imperial Blvd, and Crown Garden Trl.
- (b) 25 feet abutting single family residential.
- (c) 10 feet abutting the internal access easement.
- (d) 10 feet abutting Open Space Reserves.
- (e) 10 feet abutting all other lot lines.

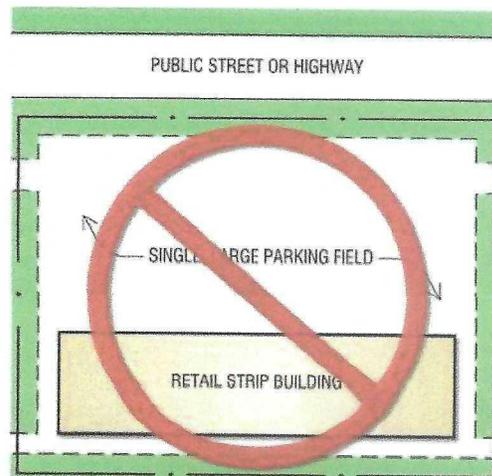
5. Minimum open space: 15% of the District area.

6. Paving:

- (a) All parking lots, driveways, and vehicle use areas outside of individual building parcels must be constructed of concrete.
- (b) All driveways and access easements within individual building parcels may be paved with a concrete surface or interlocking pavers supported by a 6 inch reinforced concrete tray and a sub-grade per City design standards.

7. Retail strip centers prohibited:

- (a) Retail strip centers as defined herein and shown (right) are prohibited. Retail strip center means a tract or reserve that is developed with a multi-tenant retail building located toward the rear of the site with the building length parallel to the public street or highway, the building width perpendicular, and most of the on-site parking located in a single area between the building and road.



- (b) Final Development Plans may place additional restrictions on the overall square footage of retail or the arrangement of retail uses.
8. Outside Retail Use: Merchandise may be displayed or stored outside the building on the same premises if the merchandise:
- (a) Is not located on public property or within a required building setback, parking lot setback, parking space or drive aisle.
  - (b) Is delineated within a specific area shown on the Final Development Plan.
  - (c) Is owned by the owner or lessee of the building.
  - (d) Occupies a contiguous area less than 10% of the ground floor area of the attendant building or tenant space, but no greater than 5,000 square feet. The 10% maximum size restriction does not apply to landscaping materials for retail nurseries or lawn and garden supply stores, if displayed within a fenced area.
  - (e) Merchandise area must be integrated into the architecture of the building and/or must be screened from street view with architectural materials that match the main building.
9. Outdoor Service Areas for Eating Establishments: Eating establishments that provide a place for outdoor services adjacent to the establishment shall adhere to the following:
- (a) In any district, shall not encroach into any sidewalk or other pedestrian walkway as required herein.
  - (b) Shall be delineated within a specific area shown on the Final Development Plan.
  - (c) Must provide additional off-street parking, under the schedule applicable in the Development Code, for that portion of the outdoor service area that exceeds by more than 25% the square feet of the indoor dining area to which the off-street parking requirements apply.
10. Outdoor speakers: Use of outdoor speakers for any use is prohibited within 200 feet of any single-family lot line.
11. Parking Garages:
- (a) Structured parking shall comply with the regulations in Chapter 2, Article XI of the Development Code.
  - (b) Structured parking serving both residential and nonresidential uses shall include clearly defined separate areas for resident and nonresident parking.
12. Bicycle Parking:
- (a) Off-street parking for bicycles shall be provided within 50 feet of the public entrance to each nonresidential building.
  - (b) Bicycle parking spaces shall not encroach into any sidewalk or other pedestrian walkway as required herein.
  - (c) Bicycle parking shall include racks, lockers, or other structures intended for parking bicycles with a minimum of 3 spaces in any one location.
  - (d) Racks shall be designed to support the bicycle upright in two places on the bicycle frame.
  - (e) Parking garages shall include bicycle parking.

**F. Development Regulations for Residential Uses** – Residential and live/work sites shall be developed in accordance with the following development regulations:

1. Townhomes (Dwelling, Attached):
  - (a) Minimum lot area: 1,500 square feet
  - (b) Minimum lot width: 18 feet; 28 feet for corner lots
  - (c) Minimum lot depth: 70 feet
  - (d) Maximum lot coverage: 85%
  - (e) Maximum height of structures: 3 stories, but no more than 45 feet above ground level
  - (f) Minimum building setbacks:
    - (i) Front yard: 10 feet.
    - (ii) Side yard: 0 feet if attached; 3 feet, but the sum of side yards must be at least 10 feet if unattached or 10 feet abutting a street.
    - (iii) Rear yard: 8 feet.
  - (g) Required off-street parking: 2 spaces per unit, plus 1 space per 5 units or portion thereof. Additional parking may be required contingent upon a parking plan to be submitted with Final Development Plan.
  - (h) Townhome lots shall not back to any arterial or major thoroughfare street.
2. Urban Homes (Dwelling, Urban Home):
  - (a) Residential lots with Front Garage Access:
    - (i) Vehicular access: Lots shall take access from a public street; no lot shall take access from a shared common driveway.
    - (ii) Minimum lot area: 3,600 square feet
    - (iii) Minimum lot width: 36 feet; 41 feet for corner lots
    - (iv) Minimum lot depth: 100 feet
    - (v) Maximum lot coverage: 85%
    - (vi) Maximum height of structures: 3 stories, but no more than 45 feet from ground level
    - (vii) Minimum front yard building setbacks:
      1. 10 feet for the principal structure
      2. 20 feet for the garage
    - (viii) Minimum side yard building setbacks:
      1. 3 feet; 6 feet on a shared common driveway side; 10 feet on a street side
      2. For a garage, 20 feet on a street side
    - (ix) Minimum rear yard building setback: 10 feet
    - (x) Front yard fence: Materials will include brick and/or stone with ornamental iron. Less than 50% of the fence face shall be opaque, and the maximum height shall not exceed 32 inches.
  - (b) Residential lots with Rear Access:
    - (i) Vehicular Access: Lots shall take access from a shared common driveway; no lot shall take access from a public street.
    - (ii) Minimum lot area: 3,240 square feet
    - (iii) Minimum lot width: 31 feet
    - (iv) Minimum lot depth: 108 feet
    - (v) Maximum lot coverage: 85%
    - (vi) Maximum height of structures: 3 stories, but no more than 45 feet from ground level
    - (vii) Minimum front yard building setbacks:
      1. 10 feet

(viii) Minimum side yard building setbacks:

1. 0 feet
2. 6 feet on a shared common driveway
3. 10 feet on a street side

(ix) Minimum rear yard setbacks:

1. 10 feet for the principal structure
2. 20 feet for the garage

(c) Front yard fences: Materials will include brick and/or stone with ornamental iron. Less than 50% of the fence face shall be opaque, and the maximum height shall not exceed 32 inches.

3. Live/Work Units (Dwelling, Live/ Work):

- (a) All or part of only the ground floor may be devoted to a non-residential use as permitted by this ordinance. Live/work units may be attached (Townhomes) or detached (Urban Homes).
- (b) The maximum square footage devoted to a permitted non-residential use shall be limited to 1,500 s.f. per structure.
- (c) The premises must be used as the primary residence of the property owner, which shall also be the same as the business owner / operator.

4. Fire Apparatus Roads for Buildings Three Stories or More:

- (a) Approved fire apparatus access roads shall extend the entire length on one (1) side of buildings three (3) or more stories in height, and shall be located within a minimum of fifteen (15) feet and a maximum of thirty (30) feet.

G. **Landscape and Pedestrian Circulation Regulations** – All sites within the PD shall be developed in accordance with the following landscape and pedestrian circulation regulations:

1. Minimum widths for landscape buffers, contiguous to lot lines along:

- |  |         |
|--|---------|
| (a) State Highway 6:                   | 25 feet |
| (b) Adjacent to residential lot lines: | 25 feet |
| (c) Other public streets:              | 10 feet |
| (d) Internal access easements:         | 10 feet |
| (e) Oyster Creek greenbelt:            | 10 feet |
| (f) All other property lines:          | 6 feet  |

2. Landscape buffers may be used for future transit stops except where adjacent to single family residential areas.

3. Landscaping materials used to satisfy the requirements of this section shall be consistent with those listed in [Exhibit B-4, Approved Landscape Materials](#).

4. Where landscape buffers are provided adjacent to the public street, each premise shall have one shade tree located in the buffer for each 30 feet of lot width, or portion thereof, measured along the street-facing lot line. The trees may be clustered or spaced linearly; they need not be placed evenly.

5. Shade trees shall have a minimum 4-inch caliper and minimum 10-foot height as measured at ground level when planted.

6. Sidewalks:
  - (a) Continuous sidewalks with a minimum 5-foot width shall be provided along all public roadways and internal access easements.
  - (b) Minimum 6-foot wide sidewalks adjacent to Imperial Blvd.
  - (c) Minimum 10-foot wide sidewalk along State Highway 6, as shown on **Exhibit B-5, Bicycle Circulation Plan**.

7. Pedestrian walkways:
  - (a) A pedestrian walkway shall connect a building entrance to a public street sidewalk.
  - (b) For all nonresidential uses, a pedestrian walkway shall connect a building entrance to adjacent retail or residential use.
  - (c) For non-residential uses with parking located between the street and the building, at least one walkway shall be provided to and through its associated parking area to connect a building entrance to a public street sidewalk.
  - (d) Pedestrian walkway criteria:
    - (i) Minimum 8-foot width for the trail connecting the Oyster Creek Trail through the multi-family in Tract B
    - (ii) Minimum 6-foot width for all other pedestrian walkways
    - (iii) Readily visible and free of encroachment by parked vehicles
    - (iv) Paved with concrete or other masonry products differentiated from the driveway and parking areas through the use of color, texture, or materials
    - (v) Predominantly shaded with shade trees at one per 30 linear feet of walkway or building canopies
    - (vi) Lighted with pedestrian-scaled fixtures
    - (vii) Include "Way finding" signage.

**H. Building Regulations** – Buildings within the PD shall be developed in accordance with the following building regulations:

1. Buildings, except single family residential, shall be designed in accordance with 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) Incorporate architectural details that create shade and cast shadows to provide visual relief.
  - (c) Facades greater than 100 feet in length that face public streets shall incorporate offsets having a minimum depth of at least 2 feet and incorporating at least 20% of the length of the façade.
  - (d) No uninterrupted length of a façade shall exceed 100 feet.
2. Building façade finishes:
  - (a) Primary finishes are limited to brick, stone (natural, cast, or cultured-textured), textured concrete panels, stucco and glass.
  - (b) Primary finishes shall comprise at least 80% of each façade for multi-family and at least 70% for nonresidential and mixed use buildings, and at least 50% for single-family residential buildings.
  - (c) Secondary finishes shall include wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), and fiber cement siding, and shall comprise no more

than 30% of the façade for any building.

- (d) Use of architectural metals is limited to canopies, parapet walls, roof systems, and miscellaneous trim work, and such use shall meet the durability standards of the Development Code.
- (e) For Single-family Residential, fiber cement siding shall be considered a secondary finish.
- (f) The Director may approve alternative Primary or Secondary Exterior Finishes not specified in this article if the Director determines that the alternative finish is substantially equal to or better than a specified Primary or Secondary Exterior Finish in quality, durability, and appearance and the use thereof will not violate any provision of this article.

3. Nonresidential and mixed use buildings:

- (a) Canopies shall be provided at all street-facing building entrances intended for pedestrians. Canopies may be structural extensions of the building or constructed of fabric attached to the building. An individual canopy shall cover a ground area of at least 20 square feet.
- (b) The front façade (the side of the building facing the street) of the first floor of a retail building within 50 feet of public street right-of-way shall be at least 60% transparent in order to permit visibility between building occupants and outdoor pedestrians and motor vehicle drivers.
- (c) Ground floor facades for retail buildings that face public streets shall have storefronts, canopies, arcades, display windows, entry areas, awnings or other features along at least 50% of their horizontal length.
- (d) The Director may approve alternative canopy or Façade treatments not specified in this article if the Director determines that the alternative canopy or façade treatment is substantially equal to or better than a specified requirement in quality, durability, and appearance and the use thereof will not violate any provision of this article.

4. No single building finish material shall cover more than 80% of the front of any building.

5. 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.

6. 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.

7. The following building materials shall not be used in an exterior finish:

- (a) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels.
- (b) Unfired or underfired clay, sand, or shale brick.
- (c) Smooth or un-textured concrete surfaces.
- (d) Exterior Insulated Finish Systems (E.I.F.S.).

I. Freestanding Signs.

1. Signs on property fronting on S.H. 6 shall comply with the following regulations, as shown on [Exhibit B-6, Hwy 6 Signage Diagram](#):

- (a) Maximum effective area: 150 square feet
- (b) Maximum height: 12 feet

- (c) Number per feet of frontage: 1 per 250 feet
- 2. Minimum spacing:
  - (a) Freestanding sign must not be located within 250 feet of another freestanding sign on the same premises.
  - (b) Freestanding sign must not be located within 50 feet of another freestanding sign on any adjoining premises.
- 3. All information on one supporting structure is counted as one sign for purposes of applying the regulations on the number of freestanding signs allowed on any one property.
- 4. Exterior finishes for freestanding signs shall be established in Final Development Plans.
- 5. Additional regulations on freestanding signs within the Development Code, Section 4-24 (d) through (h), remain applicable.



**Exhibit B-2  
Permitted Uses**

SIC No		Description	
	<b>CONSTRUCTION</b>		
15		General Building Contractors (1521 -1542)	X (1)(2)(3)
17		Special Trade Contractors (1711-1799)	X (1)(2)(3)
	<b>TRANSPORTATION</b>		
42	<b>Warehousing</b>		
		Public Warehousing and Storage (4225)	
43		U.S. Postal Service (4311)	X
47	<b>Transportation Services</b>		
		Travel Agencies (4724)	X
		Arrangement of Passenger Transportation (4729) NEC	X
		Freight Transportation Arrangement (4731)	X
48	<b>Communications:</b>		
		Telephone Communications (4812-4813)	X
		Telegraph and other message communications (4822)	X
		Radio and television broadcasting (4832-4833)	X
		Cable and other pay television services (except equipment repair or bucket trucks in lot (4841)	X
		Miscellaneous communications services (except equipment repair, bucket trucks in lot) (4899)	X
	<b>RETAIL TRADE</b>		
52	<b>Building Materials</b>		
		Lumber and other building materials (5211)	X (1)(2)(3)
		Paint, glass and wallpaper stores (5231)	X (1)(3)
		Hardware stores (5251) and key shops	X (1)(3)
		Retail Nurseries (5261)	X (1)(3)
		Garden stores (5261)	X (1)(3)
		Auto and home supply stores	X (1)(3)
		Florist shops (5992)	X (1)(3)
	<b>General merchandise stores as listed:</b>		
		Department stores (5311)	
		Misc. general merchandise stores (5399)	
	<b>Food stores as listed:</b>		
		Grocery stores (5411)	X (4)
		Convenience stores with gasoline sales (5411)	
		Meat and fish markets (5421)	X (3)
		Fruit and vegetable markets (5431)	X (3)
		Candy, nut, and confectionery stores (5441)	X (3)
		Dairy products stores (5451)	X (3)
		Retail bakeries (5461)	X (3)
		Miscellaneous food stores (5499)	X (3)
		Farmer's market-type stores	X (3)
		Auto parts and accessory sales (no auto repair) (5531)	
56	<b>Apparel and accessory stores as listed:</b>		
		Men's and boy's clothing stores (5611)	X (5)
		Women's clothing stores (5621)	X (5)
		Women's accessory and specialty stores (5632)	X (5)
		Children's and infant's wear stores (5641)	X (5)
		Family clothing stores (5651)	X (5)
		Shoe Stores (5661)	X (5)
		Misc. apparel and accessory stores (5699)	X (5)
58	<b>Eating places:</b>		
		Eating Places (restaurant, cafes, etc.) (5812)	X (1)
		Drinking Places (Alcoholic Beverages) (5813)	

SIC No		Description	
		Drinking Places (Alcoholic Beverages) (5813)	
59	<b>Additional retail stores as listed:</b>		
		Drug stores and proprietary stores (5912)	X (5)
		Wine and liquor stores (5921)	X (5)
		Antique stores (5932)	X (5)
		Sporting Goods Stores and Bicycle Shops (5941)	X (5)
		New and used book stores (5942)	X (5)
		Card and stationary stores (5943)	X (5)
		Jewelry Stores (5944)	X (5)
		Craft, hobby, toy, and game stores (5945)	X (5)
		Camera and Photographic Supply Stores (5946)	X (5)
		Gift, novelty, and souvenir shops (5947)	X (5)
		Luggage and Leather Goods Stores (5948)	X (5)
		Sewing and needlework stores (5949)	X (5)
		Nonstore Retailers (5961-5963)	
		Art supply stores (5999)	X (5)
		Art dealers (5999)	X (5)
		Baking and cake decorating supply stores (5999)	X (5)
		Cosmetic stores (5999)	X (5)
		Pet shop (no outside runs allowed) (5999)	X (5)
	<b>FINANCIAL, INSURANCE, AND REAL ESTATE</b>		
60	<b>Depository institutions:</b>		
		Central Reserve Depositories	X (1)
		Commercial banks (6021-6029)	X (1)
		Savings institutions (6035-6036)	X (1)
		Credit unions (6061-6062)	X (1)
		Foreign bank, branches, and agencies (6081-6082)	X (1)
		Non-deposit trust facilities (6091)	
		Functions Closely Related to Banking excludes check cashing, credit access businesses, and motor vehicle title loans (as defined in Chapter 393 of the Texas Financial Code)	X (1)
		Automated clearinghouses, check clearinghouse associations, clearinghouse associations bank or check, deposit brokers, electronic funds transfer networks including switching, escrow institutions other than real estate, fiduciary agencies, other than real estate or trust, money order issuance, regional clearinghouse association, representative offices of foreign banks excluding agents and branches, safe deposit companies, tax certificate sale and redemption agencies, traveler's check issuance (6099)	X (1)
61	<b>Non-depository institutions:</b>		
		Federal and federal-sponsored credit (6111)	X (1)
		Personal credit institutions (6141)	X (1)
		Business credit institutions (6153-6159)	X (1)
		Mortgage bankers and brokers (6162-6163)	X (1)
62	<b>Security and Commodity Brokers</b>		
		Security Brokers (6211 - 6289)	X (1)
63-64	<b>Insurance Carriers, Agents, Brokers</b>		
		Insurance carriers (6311-6399)	X (1, 12)
		Insurance agents, brokers and service (6411)	X (1, 12)
65	<b>Real Estate:</b>		
		Operators of non-residential buildings (6512)	X

SIC No		Description	
		Operators of apartment buildings (off-site management only) (6513)	X
		Operators of dwellings other than apartment buildings (6514)	X
		Real estate agents and managers (6531)	X
		Title abstract offices (6541)	X
67	<b>Holding and other investment offices:</b>		
		Holding and other investment offices, open-end (6722, 6723-6799)	X
		Management investment offices, open-end (6722, 6723-6799)	X
	<b>SERVICES</b>		
70	<b>Hotels and other lodging places:</b>		
		Hotels (7011)	X (1)(10)
72	<b>Personal services:</b>		
		Garment pressing (laundries and dry cleaners) (7212)	
		Photographic studies, portrait (7221)	X (6)(12)
		Beauty shops (7231)	X (6)
		Barber shops (7241)	X (6)
		Shoe repair and shoeshine parlors (7251)	
		Funeral Service and Crematories (7261)	
		Tax Preparation Services (7291)	X (6)
		Formal Wear and Costume Rental (7299)	
		Professional, Scientific, and Technical Services including consumer credit and debt counseling services (7299)	X (6)
		Employment Placement Agencies (7299)	X (6)
		Other support services including consumer bartering services (7299)	X (1)(6)
		Diet and Weight Reducing Centers (7299)	X (6)
		Personal Care Services including personal caregivers, companions, personal attendants, home care aides and direct support professionals (7299)	X (6)
73	<b>Business services:</b>		
		Advertising agencies (7311)	X (12)
		Outdoor advertising services (7312)	X (12)
		Radio, television, and publishers' representatives (7313)	X (12)
		Advertising services (7319)	X (11)(12)
		Credit reporting and collection (7322-7323)	X (12)
		Mailing, reproduction, stenographic (7331-7338)	X (12)
		Equipment Rental and Leasing, N.E.C. (7359) but limited to: Party Supplies Rental and Leasing, Electronic Equipment except Medical and Computer.	X (1)(11)(12)
		Personal supply services (7361-7363)	X (12)
		Computer programming services (7371)	X (12)
		Computer and data processing (7371-7379)	X (12)
		Sound Recording Studios and other sound recording industries (7389)	X (12)
		Data Processing, Hosting, and Related services (7389)	X (12)
		Other information services including press clipping services and stock photo agencies (7389)	X (12)
		Financial Transactions Processing, Reserve and Clearinghouse activities (7389)	X (12)
		Other legal services including process services, patent agents, notaries public and paralegal services (7389)	X (12)
		Drafting Services (7389)	X (12)
		Building Inspection Services (7389)	X (12)
		Surveying and Mapping (except Geophysical) Services (7389)	X (12)
		Interior Design Services (7389)	X (12)
		Industrial Design Services (7389)	X (12)
		Other Specialized Design Services (7389)	X (12)
		Advertising Material Distribution Services (7389)	X (12)

SIC No	Description	
	Translation and Interpretation Services (7389)	X (12)
	Document Preparation Services (7389)	X (12)
	Telephone Answering Services (7389)	X (12)
76	<b>Miscellaneous repair services:</b>	
	Electrical repair shops (7622-7629)	
	Electrical and electronic repair shops (7629)	
	Watch, clock and jewelry repair (7631)	X(6)(12)
	Reupholstery and furniture repair (7641)	
	Motion picture theaters (no drive-in) (7832)	
	Video tape rental (7841)	
79	<b>Amusement and recreation services:</b>	
	Producers, orchestras and entertainers (7922-7929)	X
	Bowling centers (7933)	X
	Professional Sports Clubs & Promoters (7941)	X
	Physical fitness facilities (7991)	X
	Amusement Parks (7996)	X
	Membership sports and recreation clubs (7997)	X
	Amusement and recreation services not otherwise classified (7999) but limited to: Baseball instruction, Bridge club (non-membership), Bridge instruction, Day camps, Fishing piers and lakes, operation,**Gymnastics instruction, Handball courts (non-membership), Lifeguard service, Miniature golf courses, operation, Racquetball courts (non-membership), Rental of bicycles, rowboats and canoes, Schools and camps, baseball instruction, sports instructional, Scuba and skin-diving instruction, Swimming instruction, Swimming pools (non-membership), Tennis clubs (non-membership),Tennis courts, indoor and outdoor operation (non-membership), Waterpark w/hotel, Restaurant w/arcade	X
	Yoga instruction and studios	X (12)
	Art and music instruction and studios	X (12)
	Dance studios, schools, and halls (7911)	X
	Martial arts (judo, karate, etc.) instruction	X
80	<b>Health services:</b>	
	Offices & clinics of medical doctors (8011)	X
	Offices & clinics of dentists (8021)	X
	Offices of osteopathic physicians (8031)	X
	Offices of other health practitioners (8041-8049)	X
	Offices of veterinarians (no outdoor runs or livestock permitted) (0742)	X
	Health and Allied Services, NEC (8092-8099) Includes massage establishments (as defined by Chapter 454 of the Texas Occupation Code)	X
	Nursing and other personal care facilities (8051-8059)	X (1)
	Hospitals (8062-8069)	X
	Medical and Dental Laboratories (8071-8072)	X
	Home Health Care Services (8082)	X
	Health and Allied Services, NEC (8092-8099)	X
81	<b>Legal Services:</b>	
	Legal services (8111)	X
82	<b>Educational services:</b>	
	Elementary and secondary schools (8211)	X (1)(8)
	Colleges and Universities (8221-8222)	X (1)
	Libraries (8231)	X (1)
	Vocational Schools (8243-8249)	X (1)
	Schools and Educational Services, NEC (8299)	X (1)
83	<b>Social services:</b>	

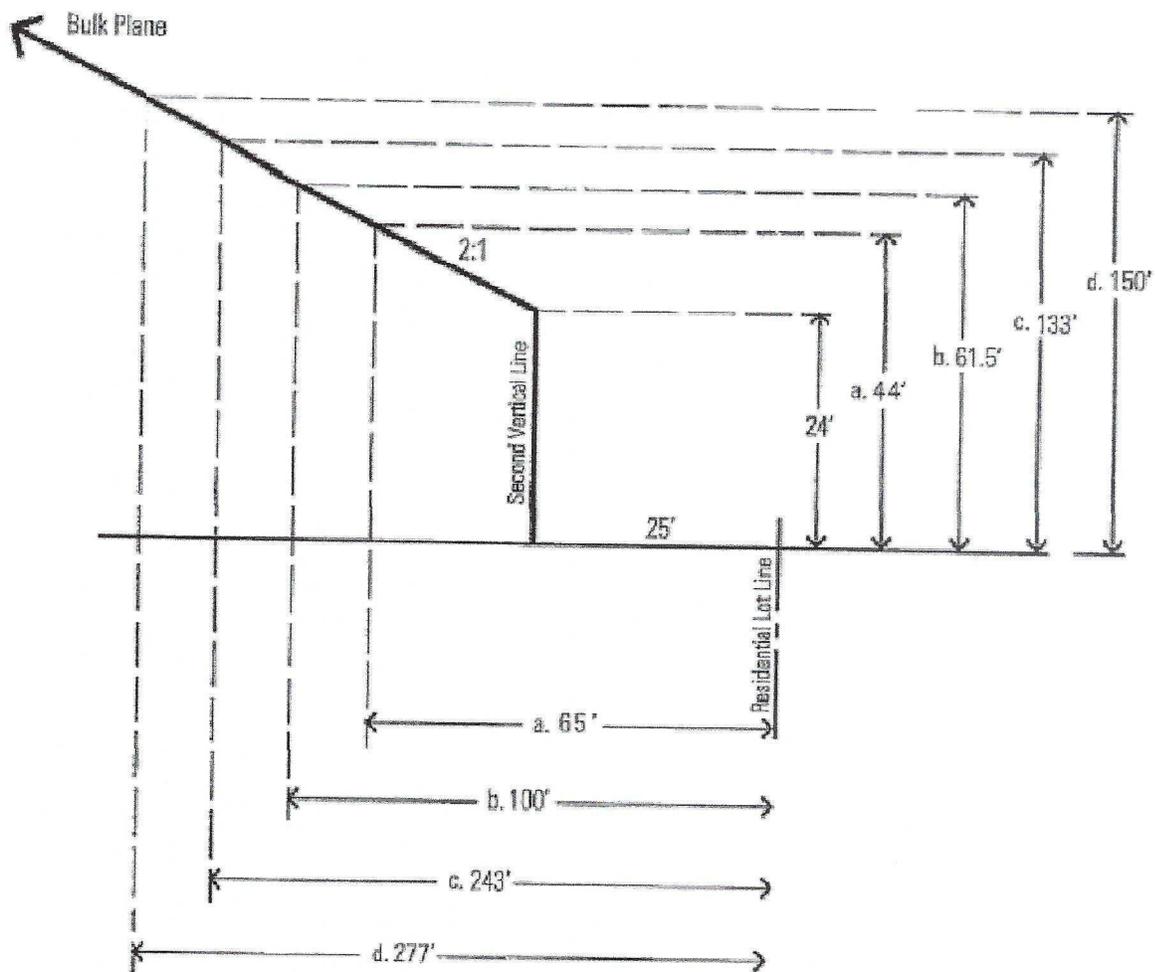
SIC No		Description	
		Individual and family services (8322) but limited to: Adoption Services, Adult Day Care Centers, Family Counseling Services, Marriage Counseling Services, Telephone Consulting Services, Traveler's Aid Centers	X
		Child day care services (8351)	X (1)(8)
		Residential care (8361); but limited to the following two types of residential care: Homes for the aged, with health care incidental and rest homes, with health care incidental	X (1)(9)
84	<b>Museums, botanical gardens:</b>		
		Museums and art galleries (8412)	X
		Botanical and zoological gardens (8422)	
86	<b>Membership organizations:</b>		
		Business associations (8611)	X
		Professional organizations (8621)	X
		Labor organizations (8631)	X
		Civic and social organizations (8641)	X
		Political organizations (8651)	X
		Religious organizations (8661)	X
		Misc. membership organization (8699)	X
87	<b>Engineering, accounting, research, management, and related services:</b>		
		Engineering services (8711)	X (12)
		Architectural services (8712)	X (12)
		Surveying services (8713)	X (12)
		Accounting, auditing, and bookkeeping services (8721)	X (12)
		Research and testing services (8731-8734)	X (12)
		Management consulting services (8742)	X (12)
		Public relation services (8743)	X (12)
		Misc. business consulting services (8748)	X (12)
89	<b>Service, not elsewhere classified:</b>		
		Service, NEC (8999)	X
91	<b>Executive, legislative, and general:</b>		
		Public Administration (9111-9119)	X
92	<b>Justice, public order, and safety:</b>		
		Courts (9211)	X
		Police protection (9221)	X
		Legal counsel and prosecution (9222)	X
		Fire protection (9224)	X
		Public order and safety (9229)	X
93	<b>Finance, taxation, and monetary policy:</b>		
		Finance, taxation, and monetary policy (9311)	X
94	<b>Administration of human resources:</b>		
		Administration of human resources (9411-9451)	X

SIC No		Description	
95	Environmental quality and housing (no outdoor storage/display) (9511-9532)		X
96	Administration of economic programs (9611-9661)		X
99	<b>ESTABLISHMENTS</b>	Adult day care (99)	X
		Dwellings – single family attached (townhomes) (99)	X
		Dwellings – live/work (99)	X
		Dwellings – urban home (99)	X
		Parks/recreational facilities, public or private (99)	X
		Residential cleaning services (99)	X
		Corporate professional offices, not retail (99)	X

### Permitted Uses Conditions

1. Subject to additional minimum landscape buffer requirements: Hedges at least three feet in height at the time of planting, screening the parking areas from Public Street view.
2. Use limited to enclosed building with no outdoor storage.
3. Subject to a maximum of 10,000 square feet gross leasable area per store.
4. Subject to a maximum of 20,000 square feet gross leasable area per store.
5. Subject to a maximum of 8,000 square feet of gross leasable area per store.
6. Ancillary use only; use prohibited within single-tenant building or multi-tenant retail center.
7. Not used
8. Conditions for Elementary and Secondary Schools (SIC 8211) and Child Care Services (SIC 8351)
  - a. Shall be developed in accordance with an approved traffic circulation plan and traffic study to include on-site queuing.
  - b. Must provide dedicated outside or inside recreation areas, and shall not retrofit parking lots for recreational areas.
9. Residential Care Facilities and Rest Homes shall provide the following: (SIC 8361)
  - a. Common food service area
  - b. Weekly housekeeping service
10. Limited to full service or select service hotels only.
11. Limited to office with no outdoor storage on site or overnight parking.
12. Considered appropriate for any Live/Work units.

Exhibit B-3  
Bulk Plane Diagram



a.

$$\begin{array}{r} 65 \\ - 25 \\ \hline 40 \div 2 = 20 \\ + 24 \\ \hline 44 \end{array}$$

b.

$$\begin{array}{r} 61.5 \\ - 24 \\ \hline 37.5 \times 2 = 75 \\ + 25 \\ \hline 100 \end{array}$$

c.

$$\begin{array}{r} 133 \\ - 24 \\ \hline 109 \times 2 = 218 \\ + 25 \\ \hline 243 \end{array}$$

d.

$$\begin{array}{r} 150 \\ - 24 \\ \hline 126 \times 2 = 252 \\ + 25 \\ \hline 277 \end{array}$$

## Exhibit B-4: Imperial Development Approved Landscape Materials

To meet landscaping standards include, but not specifically limited the following. The Director may approve alternative landscape materials not specified in this article if the Director determines that an alternative is substantially equal to or better than a specified material and the use thereof will not violate any provision of this article:

### Trees:

River Birch	( <i>Betula nigra</i> 'Dura Heat')
Pecan	( <i>Carya illinoensis</i> )
Fringe Tree	( <i>Chionanthus virginicus</i> )
Japanese Blueberry	( <i>Elaeocarpus decipiens</i> )
Nellie R. Stevens Holly	( <i>Ilex x attenuata</i> 'Nellie R. Stevens') Savannah Holly ( <i>Ilex attenuate</i> 'Savannah')
Southern Magnolia	( <i>Magnolia grandiflora</i> )
Date Palm	( <i>Phoenix dactylifera</i> 'Medjool' or 'Zahidi')
Loblolly Pine	( <i>Pinus taeda</i> )
Texas Pistache	( <i>Pistacia texana</i> )
Sycamore	( <i>Platanus occidentalis</i> )
Bur Oak	( <i>Quercus macrocarpa</i> )
Chinkapin Oak	( <i>Quercus muehlenbergii</i> )
Monterey Oak	( <i>Quercus polymorpha</i> )
Water Oak	( <i>Quercus nigra</i> )
Live Oak	( <i>Quercus virginiana</i> )
Shumard Oak	( <i>Quercus shumardii</i> )
Bald Cypress	( <i>Taxodium distichum</i> )
Pond Cypress	( <i>Taxodium ascendens</i> )
Cedar Elm	( <i>Ulmus crassifolia</i> )
Bosque or Drake Elm	( <i>Ulmus parvifolia</i> 'Bosque' or 'Drake')
California Fan Palm	( <i>Washingtonia filifera</i> )
Mexican Fan Palm	( <i>Washingtonia robusta</i> )

### Small & Ornamental Trees:

Texas Redbud	( <i>Cercis canadensis</i> 'var. <i>texensis</i> ')
European Fan Palm	( <i>Chamaerops humilis</i> )
Desert Willow	( <i>Chilopsis linearis</i> )
Smokebush	( <i>Cotinus obovatus</i> )
Loquat	( <i>Eryobotrya japonica</i> )
Foster Holly	( <i>Ilex x attenuata</i> 'Fosterii')
Possumhaw Holly	( <i>Ilex decidua</i> )
Yaupon Holly	( <i>Ilex vomitoria</i> )
Columnar Juniper	( <i>Juniporus spp.</i> )
Crape Myrtle	( <i>Lagerstroemia indica</i> 'Basham's Pink', 'Natchez', 'Muskogee')
Little Gem Magnolia	( <i>Magnolia grandiflora</i> 'Little Gem')
Treeform (MT) Ligustrum	( <i>Ligustrum japonicum</i> )
Saucer Magnolia	( <i>Magnolia x soulangeana</i> )

## Imperial Development Approved Landscape Materials

### Small & Ornamental Trees (cont'd):

Sweetbay Magnolia	( <i>Magnolia virginiana</i> )
Tree Wax Myrtle	( <i>Myrica cerifca</i> )
Mexican Plum	( <i>Prunus mexicana</i> )
Texas Sable Palm	( <i>Sabal texana</i> )
Texas Mountain Laurel	( <i>Sophora secundiflora</i> )
Windmill Palm	( <i>Trachycarpus fortunei</i> )
Chaste Tree	( <i>Vitex agnus-castus</i> )

### Shrubs:

( <i>Abelia x grandiflora</i> 'Prostrata', 'Sherwoodi', Edward Goucher')	
Dwarf Bottlebrush	( <i>Callistemon citrinus</i> 'Austraflora', 'Firebrand', 'Little John', and 'Splendens')
Japanese Cleyera	( <i>Ternstroemia gymnathera</i> )
Sago Palm	( <i>Cycas revoluta</i> )
Umbrella Plant	( <i>Cyperus alternifolius</i> ) African/Butterfly Iris ( <i>Diets iridioides</i> , <i>Diets bicolor</i> )
Elaeagnus Ebbingei	( <i>Elaeagnus macrophylla</i> ) Silverberry ( <i>Elaeagnus fruilandi</i> )
Pineapple Guava	( <i>Feijoa sellowiana</i> )
Red Yucca	( <i>Hesperaloe parviflora</i> )
Barbados Cherry	( <i>Malpighia Glabra</i> )
Fatsia	( <i>Fatsia japonica</i> )
Dwarf Burford Holly	( <i>Ilex cornuta</i> 'Burfordii Nana')
Chinese Holly	( <i>Ilex cornuta</i> 'Rotunda')
Dwarf Yaupon	( <i>Ilex vomitoria</i> 'Nana')
Louisiana Iris	( <i>Iris louisiana</i> )
Dwarf Crape Myrtle	( <i>Lagerstroemia indica</i> 'Nana')
Ligustrum ( <i>Ligustrum japonicum</i> )	Waxleaf Glossy Privet ( <i>Ligustrum lucidum</i> )
Fringe Flower	( <i>Loropetalum chinense</i> )
Maiden Grass	( <i>Miscanthus sinensis</i> var.)
Dwarf Wax Myrtle	( <i>Myrica pusilla</i> )
Nandina	( <i>Nandina domestica</i> )
Purple Fountain Grass	( <i>Pennisetum setaceum</i> )
Indian Hawthorn	( <i>Raphiolepis indica</i> 'Clara')
Shrub Rose	( <i>Rosa</i> spp. 'Knockout', 'The Fairy', 'Bonica', 'Carefree Wonder')
Society Garlic	( <i>Tulbaghia violacea</i> )
Sweet Viburnum	( <i>Viburnum</i> spp.)
Bridal Wreath Spirea ( <i>Spirea prunifolia</i> )	Oleander ( <i>Nerium oleander</i> )
Dwarf Oleander	( <i>Nerium oleander</i> 'Petite Pink', 'Little Red')
Plumbago	( <i>Plumbago auriculata</i> )
Dwarf Pomegranate ( <i>Punica granatum</i> 'Nana')	Kumquat ( <i>Fortunella</i> spp.)
Muhly Grass	( <i>Meuhlenbergia lindheimeri</i> )
Dwarf Maiden Grass	( <i>Miscanthus sinensis</i> 'Morning Light')

Exhibit B-5  
Bicycle Circulation Plan

**BICYCLE CIRCULATION PLAN**

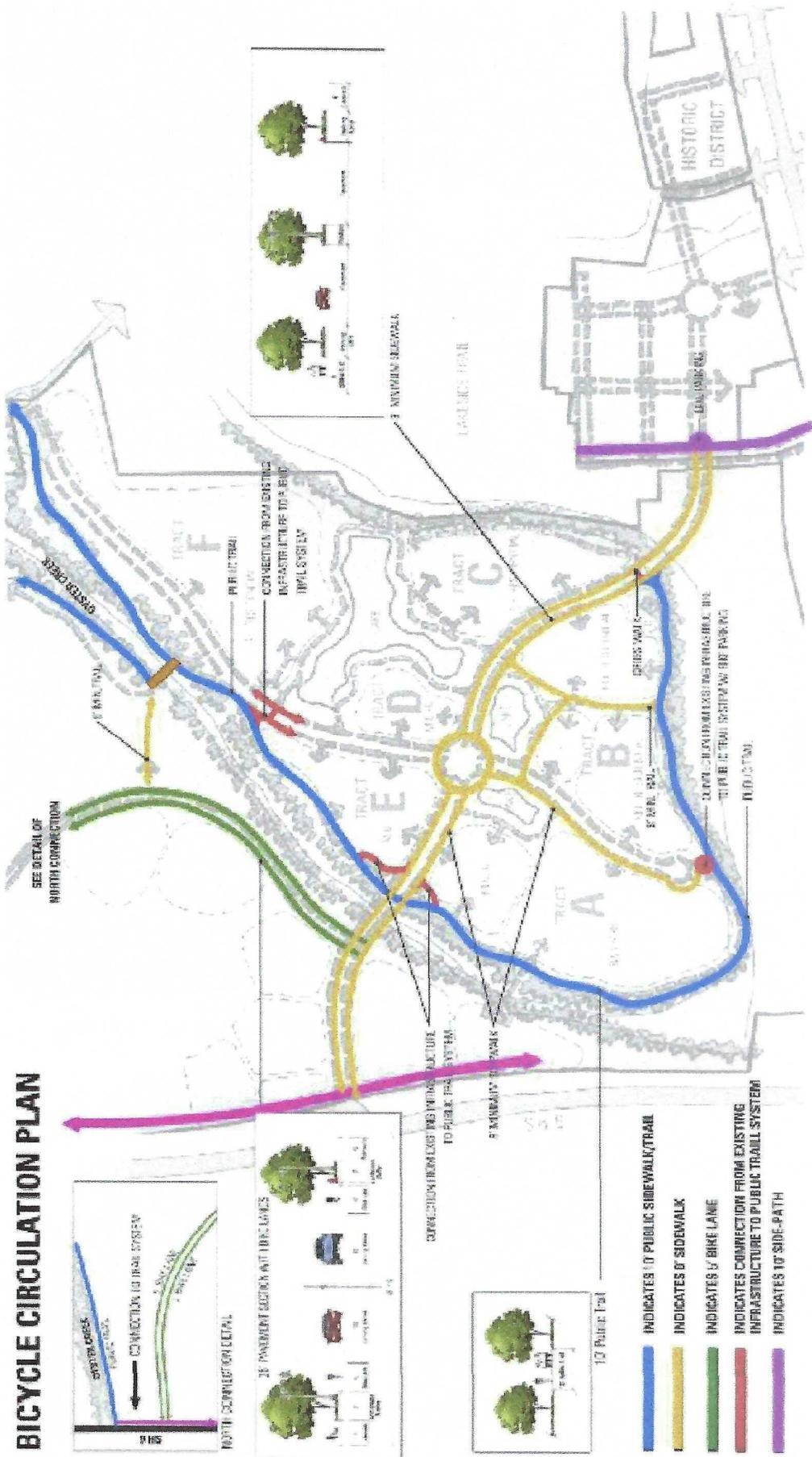
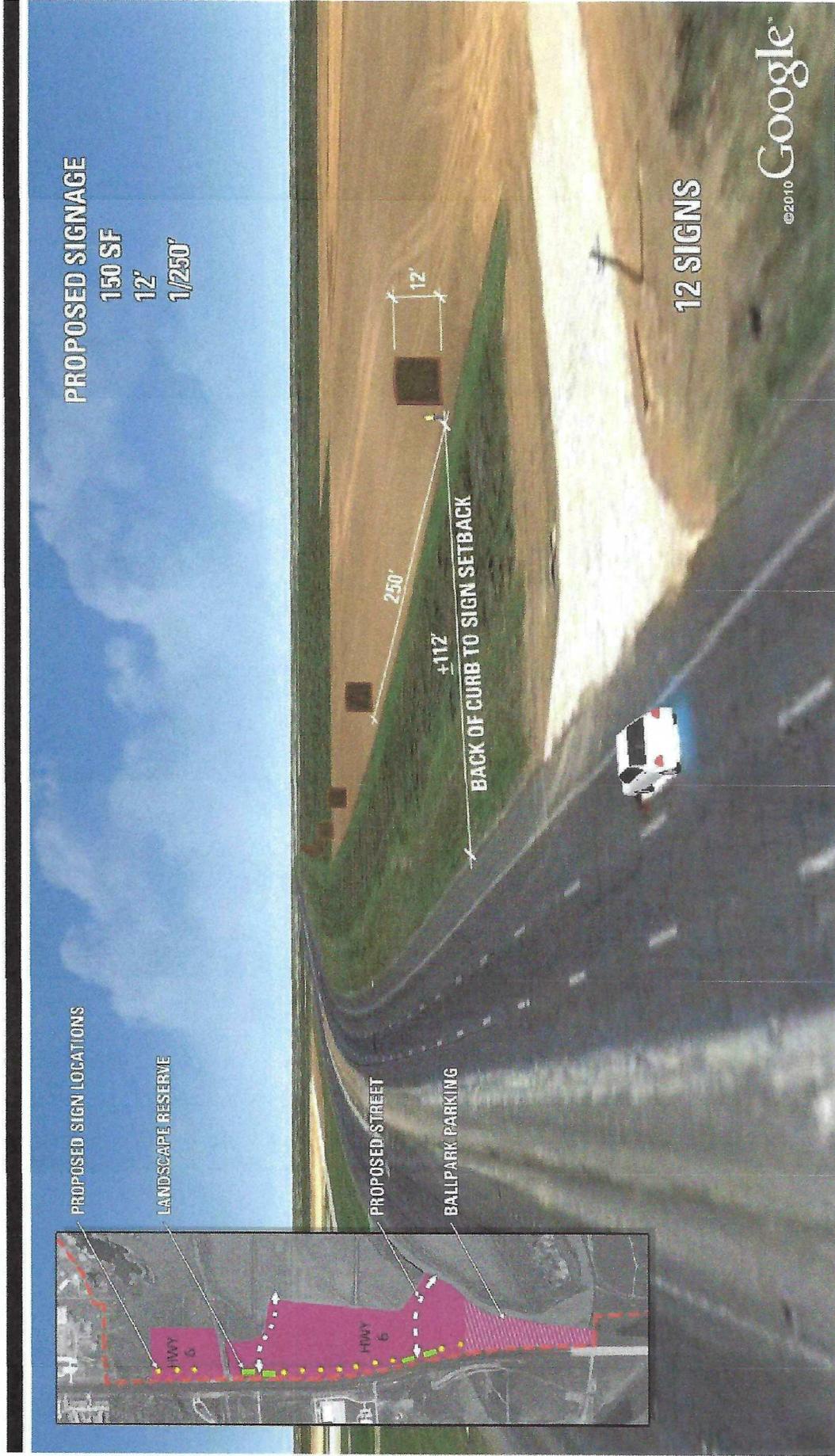


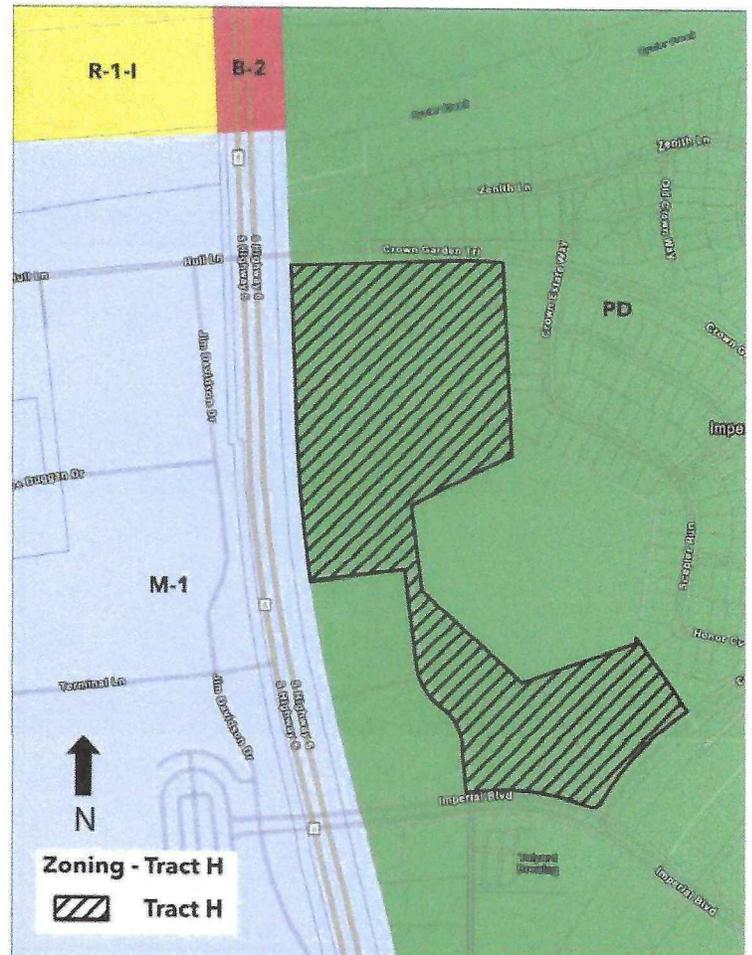
Exhibit B-6  
Highway 6 Signage Diagram



# STAFF REPORT

## IMPERIAL HIGHWAY 6 DISTRICT TRACT H GDP

This request is for a change of zoning from the overall Imperial GDP (Ord. No. 2284) to Imperial Highway 6 District Tract H GDP, which consists of approximately 30 acres east of Highway 6 between Imperial Blvd and Crown Garden Trail. The purpose for the change is to allow certain residential uses within Tract H. The new GDP will replace the existing GDP just for Tract H; the existing GDP was used as a starting point to create the new GDP. Below is a summary of the changes that were made to the overall Imperial GDP (Ord. 2284) to create the new General Development Plan specifically for Tract H.



### Summary of Changes from Imperial General Development Plan (690 acres) to Imperial Highway 6 District Tract H General Development Plan (30 acres)

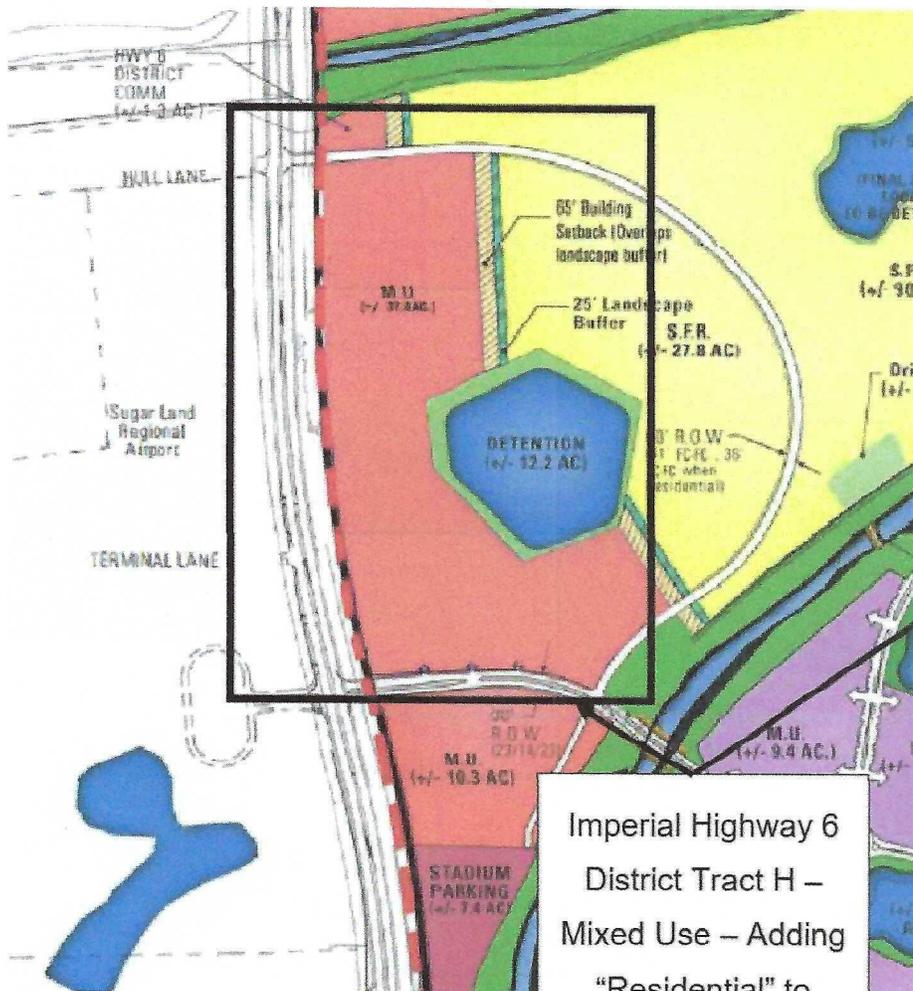
- Removed references and exhibits that do not pertain to Imperial Hwy 6 District Tract H, i.e. all regulations and exhibits for Ballpark District, Historic District, Residential District, etc.
- Added Permitted Uses and associated definitions for new uses:
  - Dwelling, Live/Work Unit
  - Dwelling, Single-Family Attached (Townhome)
  - Dwelling, Urban Home
  - *Note – Multiplex and Duplex are not included as Permitted Uses*
- Applied Townhome and Urban Home regulations from other Imperial districts to Highway 6 Tract H

## Imperial Highway 6 District Tract H General Development Plan

- Revised Exhibit B-1, General Land Plan, to add “Residential” to Hwy 6 District Mixed Use
- Revised Exhibit B-2, Permitted Uses, to only include uses permitted in Hwy 6 District Tract H and associated conditions
  - Added Note (12) to indicate which nonresidential uses would be appropriate as part of Live/Work Units. These uses are consistent with those identified in the previous GDP for Live/Work Units in other parts of Imperial.

### Imperial General Land Plan Excerpt

The proposed amendment includes a change to the Imperial General Land Plan, which is attached as Exhibit B-1. The change is to the legend – adding “Residential” to the “Mixed-Use” description for the Highway 6 Tract H area.



Imperial Highway 6  
District Tract H –  
Mixed Use – Adding  
“Residential” to  
Legend

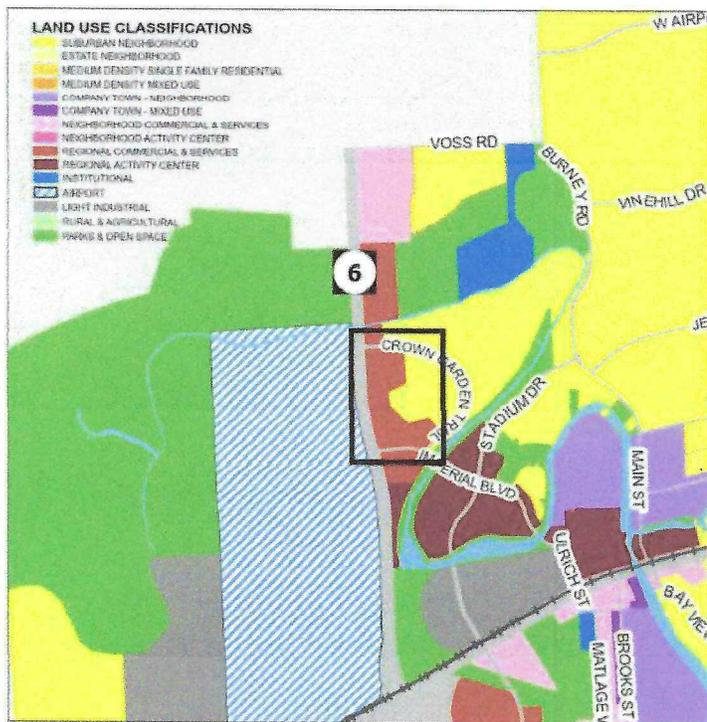
LAND USE LEGEND	
<b>Ball Park:</b> 27.4 Ac	Ball Park Stadium & Parking
<b>Comm:</b> 25.8 Ac	State Highway 6 Corridor
<b>Mixed Use Districts</b>	
<b>Mixed-Use (Res./Retail):</b> 57.7 Ac	Mixed Use, Ball Park District
<b>Mixed-Use (Res./Retail):</b> 45.8 Ac	Historic Mixed-Use Corridor
<b>Mixed-Use (Retail/Hotel/Office/Residential):</b> 60.1 Ac	Mixed-Use - SH6
<b>Residential:</b> 14.7 Ac	Single Family
<b>Business Park District:</b> 4.5 Ac	
<b>Open Space:</b> 256.7 Ac	
	Cyber Creek Waterway
	Drainage/Retention/Inflow System
	Tieration
	Paved/Unpaved/Proposed Open Space/Foodways
<b>Utilities:</b> 26.6 Ac	
	Cell Sites (2) and Surface Water Treatment Plant (1)
<b>Corridors:</b> 24.8 Ac (Proposed ROW)	
	Thoroughfare & Collector Streets
	Planned Development District Boundary (PDD)
<b>PROJECT TOTAL ACREAGE:</b>	<b>716.0 Ac.</b>

# Imperial Highway 6 District Tract H General Development Plan

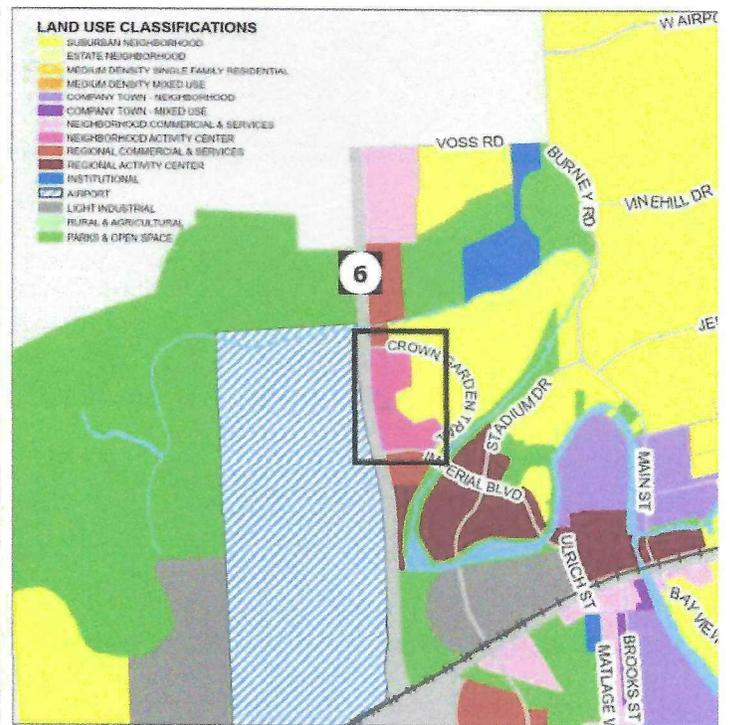
## Future Land Use Map

The Future Land Use Map currently designates the area as Regional Commercial and Services. However, as part of the effort to add residential to Tract H, staff is bringing forward an amendment to the Future Land Use Map to change the designation to Neighborhood Activity Center. On January 23, 2025 the Commission unanimously recommended approval of this change to City Council; City Council will consider the change on April 15. The proposed GDP is consistent with this proposed change.

### Current Future Land Use: Regional Commercial and Services



### Proposed Future Land Use: Neighborhood Activity Center



## PUBLIC HEARING NOTICE

The Notice of Public Hearing was published in a newspaper of general circulation and posted on the City of Sugar Land's Public Hearings webpage. All property owners within 200 feet of the subject property were notified via mailers and provided with an information document; a sign was also placed at the site. Below is an image of the public hearing notice, the informational document, and a map of properties that received mailers. Notification of the public hearing was also provided to the Imperial HOA and messaging was included on NextDoor. The public hearing notice included a link to an online form that can be submitted to provide comments in advance of the meeting.



### NOTICE OF PUBLIC HEARING

#### PROPOSED CITY-INITIATED PLANNED DEVELOPMENT (PD) – GENERAL DEVELOPMENT PLAN FOR IMPERIAL HIGHWAY 6 DISTRICT ALLOWING FOR SPECIFIC RESIDENTIAL LAND USES

**City Council Public Hearing 5:30 p.m., April 15, 2025**, City of Sugar Land City Council Chamber, 2700 Town Center Boulevard North, hosted via live stream at <http://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/sugarlandtxgov/live> and Sugar Land Comcast Subscribers can also tune-in on Channel 16, to hear all persons interested in the proposed PD – General Development Plan.

This is a city-initiated PD – General Development Plan (GDP) for Imperial Highway 6 – Tract H, approximately 30 acres of land located west of State Highway 6 between Imperial Boulevard and Crown Garden Boulevard in the Alexander Hodge League, Abstract Number 32. The proposed GDP will add residential uses to the Permitted Uses list for the property, which previously contained only non-residential uses. The GDP allows the following compact residential land uses on the property: Dwellings – Single-Family Attached (Townhomes), Urban Homes, and Live/Work.

The agenda item for this meeting will be placed on the City of Sugar Land website at [www.sugarlandtx.gov](http://www.sugarlandtx.gov) under “Meeting Agendas” City Council no later than Friday, April 11, 2025. Request details or provide feedback on the proposed amendment online at [www.sugarlandtx.gov/PublicHearingComment](http://www.sugarlandtx.gov/PublicHearingComment) or contact City of Sugar Land Redevelopment Department at (281) 275-2229.



# IMPERIAL HWY 6 RESIDENTIAL ADDITION

## 1. What is the City proposing for this property?

The City is proposing an update to its Land Use Plan and initial zoning for Imperial Highway 6 Tract H (pictured). If approved, this change would allow for compact residential development, in addition to commercial and office uses, on Tract H. To complete the zoning process, another step, including a public hearing, would still be needed in order for residential uses to be developed.

## 2. Why is this necessary?

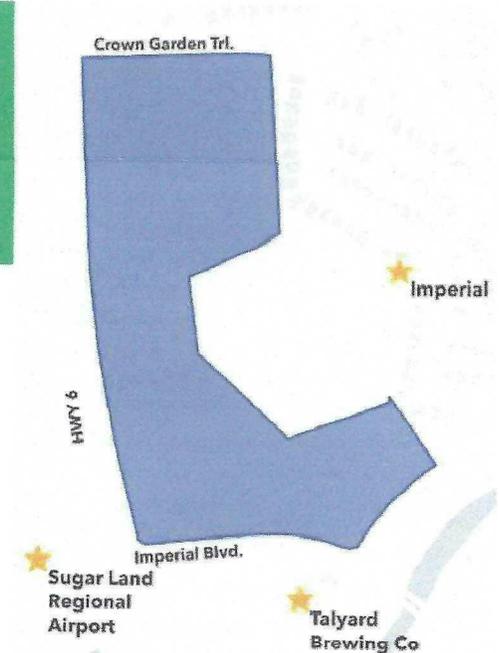
The current zoning of this property only permits office and commercial uses--not residential, which is needed. Sugar Land is experiencing a growing need for housing, which is crucial for supporting the local economy. There have been a number of inquiries from developers interested in developing compact housing on this property, but this is not allowed under the current zoning.

## 3. What is a Land Use Plan?

A Land Use Plan is a strategic guide developed by the City, outlining how to use its remaining land wisely as the city grows. It ensures that the community has the right mix of homes, businesses, parks, and other spaces to meet residents' needs and support a strong local economy. With less than 4% vacant land remaining in Sugar Land, it's important to maximize all available space to foster sustainable development and secure a vibrant future for the community.

## 4. What is compact housing?

Compact housing refers to designing and building homes on smaller lots that maximize the use of limited land. This can include townhomes and urban homes, which are residential housing types designed to fit more homes into a smaller area. Compact housing is meant to promote walkable, vibrant neighborhoods by placing homes closer to local shops, parks and other amenities. There are existing examples of compact housing here in Imperial. (See pictured)



## CONTACT US

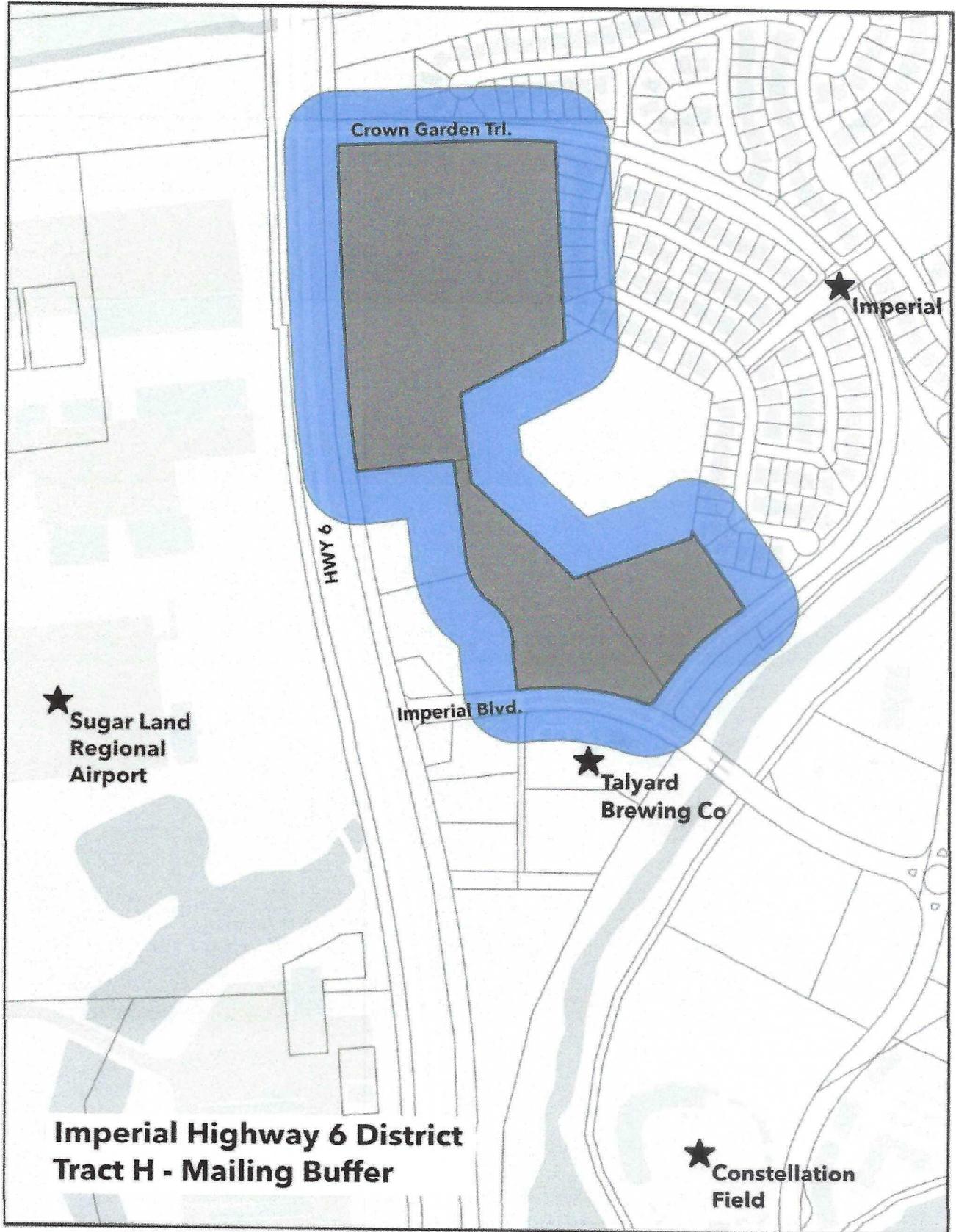


**RUTH LOHMER**  
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### IMPORTANT DATES

- Community Meeting: March 6
- Public Hearing Notice: March 12
- Public Hearing: March 27

Imperial Highway 6 District Tract H General Development Plan





## City Council Agenda Request

May 6, 2025

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**Agenda Request No:** X.A.

**Agenda of:** City Council Meeting

**Initiated by:** Ruth Lohmer, Redevelopment Planning Manager

**Presented by:** Ruth Lohmer, Redevelopment Planning Manager

**Responsible Department:** Redevelopment

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### **Agenda Caption:**

**SECOND CONSIDERATION:** Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2368:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING OF APPROXIMATELY 30 ACRES OF LAND, LOCATED EAST OF HIGHWAY 6 BETWEEN IMPERIAL BOULEVARD AND CROWN GARDEN TRAIL, FROM PLANNED DEVELOPMENT (PD) DISTRICT GENERAL DEVELOPMENT PLAN (IMPERIAL) TO PLANNED DEVELOPMENT (PD) DISTRICT GENERAL DEVELOPMENT PLAN (IMPERIAL HIGHWAY 6 DISTRICT TRACT H).

### **Recommended Action:**

Consider on second reading Ordinance No. 2368, rezoning approximately 30 acres to Planned Development General Development Plan (Imperial Highway 6 District Tract H) and amending the Imperial General Land Plan.

### **Executive Summary:**

The purpose of this agenda item is to consider, on second reading, Ordinance No. 2368, rezoning approximately 30 acres located east of Highway 6 between Imperial Blvd and Crown Garden Trail to Planned Development (PD) District – General Development Plan (Imperial Highway 6 District Tract H) and amending the Imperial General Land Plan. The purpose of the changes is to allow residential uses within Tract H.

On April 15, 2025, City Council held a public hearing and considered the ordinance on first reading. During the public hearing, one member of the public spoke, expressing concern about adding residential to the area and limited community outreach. City Council discussion focused on community outreach. City Council approved the ordinance on first reading in a 5-1 vote with one change to Exhibit B-2, changing Note (14) to Note (5) for SIC 5621 Women's Clothing. This change has been made to Ordinance No. 2368.

The following information was provided to the City Council in the agenda item for the public hearing and first reading.

### **Background**

After several years of remaining largely vacant, the area has developed with limited non-residential uses – on the adjacent 3.6 acres, a 3-story 48,000-square-foot medical office building is under construction. In recent years, staff have received inquiries and held meetings about possible multi-tenant retail and office, restaurants, office condos, banquet halls, etc. on the remaining acreage, yet the property remains undeveloped since the PD - General Development Plan for Imperial was approved by City Council in 2012. Through that time, staff have also received multiple inquiries about residential land uses on the property. However, the current GDP does not allow residential in this area.

City Council has provided policy guidance for City staff regarding housing and the development and redevelopment of Imperial. The City's 2018 Land Use Plan includes a goal of Encouraging Residential Options (Goal 3). Additionally, the City Council's 2025 Strategic Action Plan and associated All-In Initiatives emphasize the creation of forward-looking housing options and preparing key sites, such as Imperial, for redevelopment/development through "Fostering Sensitive Redevelopment".

In alignment with this City Council policy guidance, staff is recommending adding compact residential uses to the Imperial Highway 6 District, Tract H. There is no development proposal currently being considered; the addition of residential uses in the General Development Plan provides the opportunity to consider these uses in a future Final Development Plan. The compact residential uses include Single-family Attached (Townhome) Dwellings, Urban Home Dwellings, and Live/Work Dwellings. The proposed GDP also allows for all nonresidential uses permitted in the current GDP Ordinance No. 2284. The new compact residential uses will allow the City to diversify our housing to meet the needs of our community and respond to the current economic market.

### **Commission and Public Engagement**

A proposal to amend the land uses for this tract was previously taken to the Planning and Zoning Commission on January 23, 2025. During the public hearing, residents expressed concerns about the proposed GDP, specifically related to the inclusion of Multiplex use. Residents also expressed interest in better understanding the proposal. After asking staff questions and discussion, the Commission voted 4-4 on the GDP amendment.

After the Commission meeting, staff revised the proposal to address nearby residents' concerns expressed during and after the public hearing. As a result, Multiplex and Duplex uses were removed and the revised proposal includes only the following three compact residential uses: Townhome, Urban Home, and Live/Work.

On March 6, 2025, staff held a community meeting with residents in the Imperial neighborhood to share the revised proposal. Staff sent the invitation to Imperial residents (who have engaged with the City in the past) and the HOA and asked that the invitation be shared. Fifteen residents were in attendance. Staff presented information about the draft PD General Development Plan

and answered questions from those in attendance. Questions included: timeframe of the expected development; type of retail that would be allowed; quality of the homes being built; process for future Final Development Plan(s) – whether there will be one or more; and who is the owner of the land.

The Commission held a public hearing on the revised proposed General Development Plan on March 27, 2025. Prior to the hearing, three members of the public completed the public hearing form: one in opposition and two inquiries. The residents expressed concerns about the quality and asked questions about the design of the potential residential development. They also sought to ensure any new residential would be part of and pay for the HOA and the Imperial Redevelopment District. During the public hearing, two residents spoke: one was opposed to adding residential as an optional land use and the other expressed concern about the entire 30 acres being utilized for residential. The Commission held extensive discussion and ultimately recommended approval in a 5-1 vote, with the following changes to the General Development Plan:

- Exhibit B
  - Require a minimum of 25% of the land to be dedicated to commercial
  - Remove reference to front yard setback for Urban Homes facing Ulrich St (rear access)
- Exhibit B-2
  - Limit SIC 5211 Lumber and other building materials to no outside storage
  - Correct note for SIC 5632 to number 5 instead of 14
  - Add SIC 7221 Photographic Studios as permitted use in Live/Work units
  - Add SIC 7231 Beauty Shops as permitted use

### **Public Hearing**

All requirements of the public hearing have been met, with notification being placed in the newspaper and sent to property owners within 200 feet. An information sheet about the proposal was also included with the public hearing notice. Additionally, information was sent to the Imperial HOA and placed on NextDoor, and a sign was placed at the property.

### **Recommendation**

The Planning and Zoning Commission recommends approval of the Imperial PD Highway 6 District, Tract H General Development Plan and amendment to the Imperial General Land Plan, adding certain residential land uses.

### **Budget**

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**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. Ordinance No. 2368 Imperial Hwy 6 Tract H GDP
2. Imperial Hwy 6 Tract H CC Staff Report