Parking Concepts – Traditional and Recent Approaches City of Sugar Land

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Sugar Land, TX

City Population- Approximately 118,498

Size- Approx. 42.8 Square Miles

Sugar Land was founded:

- Company town
- Imperial Sugar Company
- Incorporated formally in 1959



Image: Imperial Sugar Silos and 1926 Char House

Growth

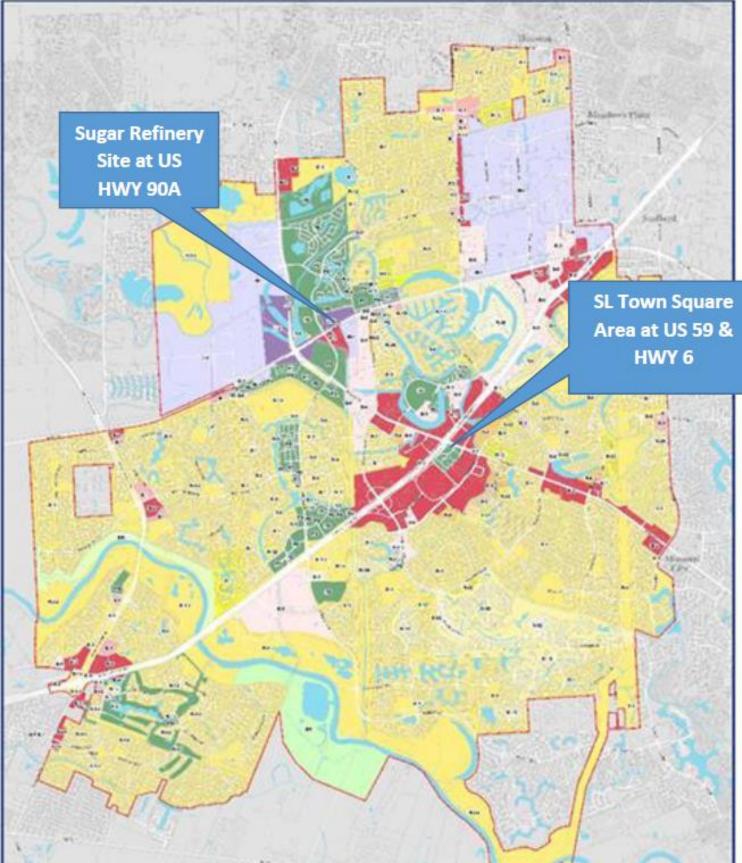
Rapid Growth: 90's - Present

Land Use Mix:

- 77 % Residential
- **15% Commercial**
- 7% Industrial

Original Town Center:

- Sugar Refinery Site
- US 90A east of HWY
- **New Development:**
 - **Town Square**
 - HWY 6 & HWY 59



Traditional Approaches & Recent Trends

- Sugar Land Parking Regulations-
 - 1970s zoning and development regulations
- Traditional Parking Ratios, Suburban Auto-focused
 - Little change in 1980's
 - 1 space per 250 sq. ft. for office and
 - 1 space per 200 sq. ft. for retail uses
- Comprehensive Mobility Plan, 2011:
 - Coordination of Land use and Mobility
 - Definitions of uses needed revising
 - Diagnostic check on parking codes- technology/trends



2011, Comprehensive Mobility Plan



Goal 7: Coordinate Land use development and mobility that supports the preservation of neighborhood integrity.

Strategy

#1 Optimize roadway network to meet continued City and regional growth

#2 – Further utilize modified parking requirements to improve flexibility and accessibility for new development/ redevelopment

#3 – Encourage commercial/mixed use development in undeveloped portions of City to reduce trips through congested corridors #4 – Include neighborhood considerations in mobility planning

Initiatives

1A – Leverage opportunity areas to create mixed-use developments that support walking, biking and transit

1B – Identify mobility improvements and multimodal transportation corridors to strengthen local activity centers.

1C – Institutionalize multimodal connectivity through City ordinances and the development review process

2A – Include district wide, shared parking at activity centers, including parking for public

facilities and potential transit hubs.

2B – Evaluate potential for market driven parking capacity in higher density activity centers,

- e.g., elimination of parking requirements
- 3A Develop neighborhood centers in the ETJ

3B – Identify alternative mode access to activity centers (bike and pedestrian routes), thus reducing car trips

4A – Ensure mobility projects (new and reconstruction projects) preserve neighborhood

connectivity and integrity https://www.sugarlandtx.gov/541/Comprehensive-Mobility-P

Recent Examination of Parking Codes

- Parking diagnostic, 2015-2018
- Parking by use evaluated
 - Revised to add/reduce
- Code Definitions modernized
 - Office Call Centers
 - Places of worship, wellness/ fitness
 - Banks/financial related
 - Hotels & Restaurants
 - Reducing default 1-200 uses

Land Use	B-0*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Note
nstitutional									
Botanical and Zoological Gardens	P	с	Ρ				An establishment where plants or animals are collected and design in a way to be viewed, cared for, and/or studied, with or without an admission charge, and that may include the sale of goods and novelties as an accessory use.	1:300 sq.ft. (Minimum of 10 spaces required)	
ibrary	Р	Ρ	Р				A public facility that allows the view and check out of books, videos and other literature.	1:300 sq.ft. (Minimum of 10 Spaces Required)	
Auseums and Art Salleries	P	P/C (N)	Ρ	Ρ			A building serving as a repository for a collection of natural, scientific, artistic, or literary objects of interest, and designed to be used for viewing, with or without an admission charge, and that may include the sale of goods and novelties as an accessory use.	1:300 sq.ft. (Minimum of 10 Spaces Required)	1
Parks and Recreational Facilities	P (N)	P (N)	P (N)	P (N)	P (N)	P (N)	An area developed for active play and recreation that may include, but is not limited to, open space, sports courts, play equipment, trails, restrooms, and maintenance structures. The area may be owned by a public entity and used to provide recreational activities to the general public; or the area may be owned by a private, nonprofit, or homeowner's association and used to provide recreational activities to the members of the association.	1:100 sq.ft. of Indoor Facilities Plus 1:4 Persons Design Capacity of Outdoor Facilities (Including Both Participants and Spectators as Applicable)	2
School, College and Jniversity	Р	P/C (N)	P		<		An institution established for educational purposes offering courses for study beyond the secondary education level. Dormitories for students and employees only are permitted in conjunction with these uses.	The applicant shall provide parking analysis for the proposed development and parking estimate shall be approved by the Director of Planning.	1
School, Private, Elementary, Middle, and High	с	с	с				A school under the sponsorship of a private or religious organization, which provides elementary, middle, and/ or secondary school curricula.	Elementary and Middle Schools: 1:20 Students High Schools: 1:4 Students	

P = Permitted Use C = Conditional Use Permit Required P(N) or C(N) = Permitted Use or Conditional Use with Supplemental Regulations – See Notes An = Ancillary Use * = Cond

lary Use Blank Box = Prohibited Use * = Conditional Use May Be Required, See Sec. 2-56 B.1.d

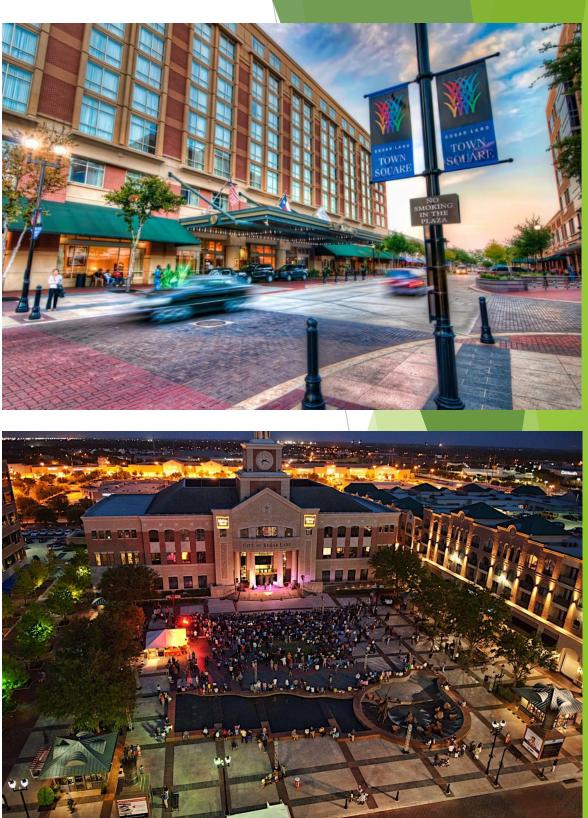
Mixed Use Development, Custom Zoning

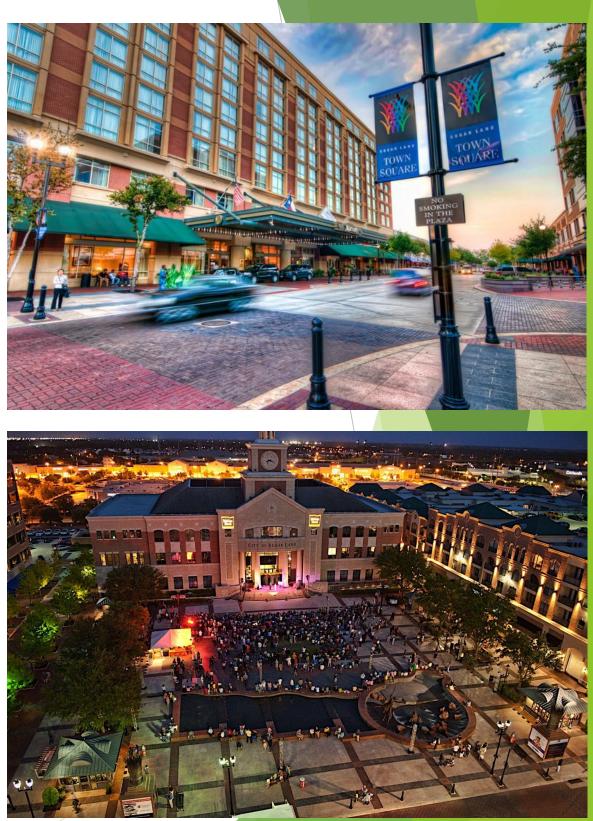
- Traditional zoning districts:
 - City's parking is specific as to land use
- Custom zoning districts, through
 Planned Development (PD) District Approach
- **PD ordinances** City Council authorized with:
 - custom regulations
 - Including alternate parking requirements / approaches



Town Square PD District

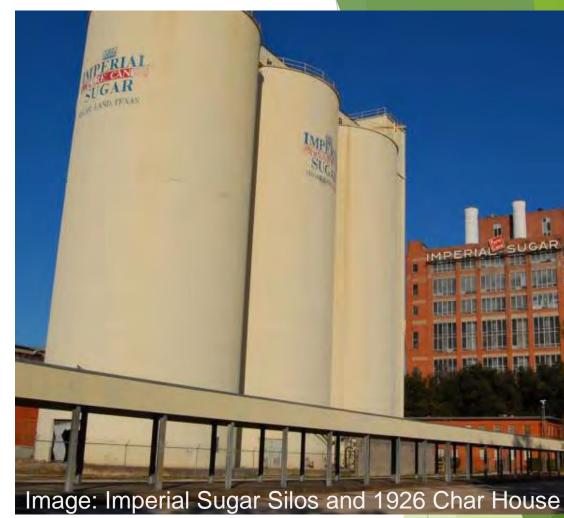
- Mixed Use Development Approach with:
 - Specialized parking requirements
- Shared-Use Parking concepts, including:
 - Office/Restaurant Capture
 - % Reduction of parking based on shared uses at certain times
- On-street spaces count and heavy use of structured parking





Imperial Market PD District

- New project under development
 - District type same as Sugar Land Town Center
- Market District Plan, Complete
- New Challenge: Historic Preservation
 - Market District plan preservation of four major and locally important buildings:
 - 1. Char house,
 - 2. Three-bay warehouse,
 - 3. Engineering building, and
 - 4. Container house,



Community Character, Preservation: 1. Not Historic 2. Two silos 3. Two smokestacks

Long Term Approach to Parking

Political Support:

- City Council
- Citizen boards such as the Planning & Zoning Commission
- Private Development Partnerships, continued:
 - Development agreements on specific projects
- Policy and Code Refinement, expanded:
 - Sugar land Comprehensive Plan, Vision 2025
 - Updated Codes, such as Parking requirements
- Continuing Education & Partnership:
 - American Planning Association (APA)
 - Houston-Galveston Area Council (H-GAC)

