



# PLANNING AND ZONING COMMISSION

## MINUTES

Sugar Land City Hall  
2700 Town Center Boulevard North  
Sugar Land, Texas 77479

THURSDAY, MARCH 23, 2023

PLANNING AND ZONING COMMISSION

CITY COUNCIL CHAMBER

6:30 PM

### QUORUM PRESENT

All members were present except Commissioner Landin.

#### **I. ATTENTION**

- A.** *Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through videoconferencing means. A quorum of the City Council, Board and/or Commission will be physically present at the above-stated location, and said location is open to the public. Audio/Video of open deliberations will be available for the public to hear/view, and are recorded as per the Texas Open Meetings Act.*

*The meeting will live stream at <https://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/user/SugarLandTXgov/live>. Sugar Land Comcast Cable Subscribers can also tune-in on Channel 16.*

#### **II. PUBLIC COMMENT / PUBLIC HEARING**

- A. Option 1:** Members of the public desiring to submit written comments to be read during the Public Comment or Public Hearing portions of the meeting, will be allowed to submit their comments to the Office of the City Secretary ([citysec@sugarlandtx.gov](mailto:citysec@sugarlandtx.gov)). Written/e-mailed comments must be received by 3:00 p.m., Thursday, March 23, 2023.

**Option 2:** Members of the public desiring to address the City Council, Board and/or Commission in person with regard to matters on the agenda must complete a "Request to Speak" form and give it to the City Secretary, or designee, prior to the beginning of the meeting.

Each option available, as described above, is limited to three (3) minutes, speakers requiring a translator will have six (6) minutes, regardless of the number of agenda items to be addressed. Comments or discussion by the City Council, Board, and/or Commission Members, will only be made at the time

the subject is scheduled for consideration.

***Disclaimer:*** *The City of Sugar Land reserves the right to remove any written/mailed comments deemed inappropriate or not adhering to the public comment rules outlined in this notice. The City reserves the right to not read any comments containing -*

- *Links to for-profit sites*
- *Advertising*
- *Promotion of illegal activities*
- *Sexual oriented/explicit comments and sites*
- *Information promoting discrimination/harassment*
- *Political/religious rhetoric, advocacy, or commentary*

***For questions or assistance, please contact the Office of the City Secretary (281) 275-2730.***

No member of the public addressed the Commission.

### **III. MINUTES**

- A.** Consideration of and action on the minutes of the March 14, 2023 meeting.  
***Natalie Serrano, Interim City Secretary***

A motion to **Approve**, Item III-A, Minutes, was made by Chuck Brown and seconded by Sapana Patel, the motion **Passed**.

Ayes: Brown, Caligur, Dawood, Hart, Parikh, Patel, Smith

Absent: Landin

### **IV. PUBLIC HEARING**

- A. PUBLIC HEARING 6:30 P.M.:** Receive and hear all persons desiring to be heard on the proposed rezoning of 6.5 acres from Business Office (B-O) district to Pearl Lake Pointe Planned Development Final Development Plan, which is located along Creek Bend Drive just south of the Fluor Corporation, further described as the entirety of Lake Pointe Tract 'C' Unrestricted Reserve "D" Replat, Plat No. 20070301 and the entirety of Unrestricted Reserve "E" in the Lake Pointe Tract 'C' Replat, Plat No. 20070210.

Review of and discussion on a recommendation of a proposed rezoning of 6.5 acres from Business Office (B-O) district to Pearl Lake Pointe Planned Development Final Development Plan, which is located along Creek Bend Drive just south of the Fluor Corporation, further described as the entirety of Lake Pointe Tract 'C' Unrestricted Reserve "D" Replat, Plat No. 20070301

and the entirety of Unrestricted Reserve “E” in the Lake Pointe Tract ‘C’ Replat, Plat No. 20070210.

***Lauren Fehr, Assistant Director of Planning & Development Services***

Lauren Fehr, Assistant Director of Planning and Development Services, gave a presentation, comments, and answered questions from the Commission.

Les Newton, PCD, and Nick Laettner, Morgan Group, gave a presentation, comments and answered questions from the Commission.

Chairman Caligur opened the public hearing at 7:04 P.M.

Jared Jameson, 1358 Lake Pointe Parkway, spoke in favor of the project.  
Rodney Craig, 1402 Lake Pointe Parkway, spoke in favor of the project.  
Kolbe Curtice, 3914 Woodhollow Ct, spoke in favor of the project.

Chairman Caligur read a comment from Jeffrey Wiley, 2415 Hodges Bend Circle, in favor of the project.

Chairman Caligur closed the public hearing at 7:16 P.M.

The consensus of the Commission was favorable and requested staff provide the following information when the item comes back to the Commission:

- 1) Provide an understanding on the number of multi-family units needed to reach the 12% multi-family ratio guidance from the Land Use Plan
- 2) Provide the deed restrictions as it relates to use restrictions in the proposed development area

## **V. REPORTS**

- A. Planning and Zoning Commission Liaison Report**
- City Council Meeting March 21, 2023

Chairman Caligur, reported on the City Council meeting of March 21, 2023.

- B. City Staff Report**
- Calendar of Scheduled Meeting and Events

Lauren Fehr, Assistant Director of Planning & Development Services, gave comments and reported on events, meetings, and future activities.

## **VI. ADJOURNMENT**

A motion to **Approve**, Adjournment 7:47 P.M., was made by Matthew Caligur and seconded by Chuck Brown, the motion **Passed**.

Ayes: Brown, Caligur, Dawood, Hart, Parikh, Patel, Smith

Absent: Landin

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**Matthew Caligur, Chairman**

