



PLANNING AND ZONING COMMISSION

MINUTES

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

THURSDAY, JULY 27, 2023

PLANNING AND ZONING COMMISSION

CITY COUNCIL CHAMBER

6:30 PM

QUORUM PRESENT

All members were present except Commissioner Smith.

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 will be allowed to submit their comments to the Office of the City Secretary (citysec@sugarlandtx.gov). All comments received will be provided to the City Council, Board and/or Commission prior to the meeting. The first 5 (five) comments received will be read during the Public Comment or Public Hearing portions of the meeting, written/e-mailed comments must be received by 3:00 p.m., Thursday July 27, 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/emailed 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 June 22, 2023 meeting.
Natalie Serrano, Interim City Secretary

A motion to **Approve**, Item III-A, Approval of the minutes for the June 22,2023 meeting, was made by Taylor Landin and seconded by Chuck Brown, the motion **Passed**.

Ayes: Brown, Caligur, Dawood, Halbrook, Landin, Parikh

Absent: Patel, Smith

IV. PUBLIC HEARING

- A. **PUBLIC HEARING 6:30 P.M.:** Receive and hear all persons desiring to be heard on the proposed rezoning from Business Office (B-O) to Neighborhood Business (B-1) for 6.070 acres located at the southeast intersection of US 90A and Ulrich Street at 8016 US 90A further described as Hass Imperial Center FBCCR 20150095.

Consideration of and action on a recommendation for the proposed rezoning from Business Office (B-O) to Neighborhood Business (B-1) for 6.070 acres located at the southeast intersection of US 90A and Ulrich Street at 8016 US 90A further described as Hass Imperial Center FBCCR 20150095, to the

Members of City Council.

Jessica Echols, Planner II

Jessica Echols, Planner II, gave a presentation, made comments, and answered questions from the Commission.

Chairman Caligur opened the public hearing at 6:35 p.m.

The following citizens provided comments:

- James Anhaiser, 803 Venice St., SL, 7747, Requested additional info on the proposed rezoning.
- Alfonzo Hernandez, 615 S. Belknap, SL, 77478, Spoke on the traffic impact.
- James Patterson, 614 S. Belknap, SL, 77478, Requested additional info on the proposed rezoning.

Chairman Caligur closed the public hearing at 6:42 p.m.

Rodrigo Mendoza, Applicant, made comments, and answered questions from the Commission.

Robert Wilson, Senior Engineering Manager, made comments, and answered questions from the Commission.

Lauren Fehr, Assistant Director of Planning and Developemnt Services, made comments, and answered questions from the Commission.

A motion to **Approve**, Item IV-A, Approval on the proposed rezoning from Business Office (B-O) to Neighborhood Business (B-1) for 6.070 acres located at the southeast intersection of US 90A and Ulrich Street at 8016 US 90A further described as Hass Imperial Center FBCCR 20150095, to the Members of City Council, was made by Matthew Caligur and seconded by Chuck Brown, the motion **Passed**.

Ayes: Brown, Caligur, Dawood, Halbbrook, Parikh, Patel

Nays: Landin

Absent: Smith

B. PUBLIC HEARING 6:30 P.M.: Receive and hear all persons desiring to be heard on the proposed Conditional Use Permit for Residential Proximity allowing for a Non-Residential Use for a Place of Worship at 13130 Alston Rd. Further described as Reserve “A” of the Faizan-E-Madinah Minor Plat Instrument No. 2015101211 F.B.C.P.R.

Consideration of and action on a recommendation for the proposed Conditional Use Permit for Residential Proximity allowing for a Non-Residential Use for a Place of Worship at 13130 Alston Rd. Further described as Reserve “A” of the

Faizan-E-Madinah Minor Plat Instrument No. 2015101211 F.B.C.P.R., to the Members of City Council.

Laura Waller, Planner II

Laura Waller, Planner II, gave a presentation, made comments, and answered questions from the Commission.

Chairman Caligur opened the public hearing at 7:17 p.m.

Tia Moore, Deputy City Secretary read the following comments into the record:

- Angela Austin-Connell, 945 Eldridge Road, SL, 77478, In Opposition
- Debbie and Larry Hudgins, 2123 Collingsfield Dr, SL, 77478, In Opposition
- Paola Esparaza, 2314 Barrington Place Dr, SL, 77478, In Opposition
- Martin G. Meyer, 2218 Squire Dobbins Dr, SL, 77478, In Opposition

The following citizens provided comments:

- Mr. and Mrs. Scott, Barrington Place, SL, 77478, In Opposition
- Todd McCorquodale, 13118 Worthington St., SL, 77478, In Opposition
- Janette Cawthon, 12814 Waybridge Rd., SL, 77478, In Opposition

Chairman Caligur closed the public hearing at 7:34 p.m.

Robert Wilson, Senior Engineering Manager, made comments, and answered questions from the Commission.

Asvad Naviwala, Applicant, made comments, and answered questions from the Commission.

Angelie Thomas, Assistant City Attorney, made comments, and answered questions from the Commission.

James Turner, City Traffic Engineer, made comments, and answered questions from the Commission.

RECESS: Chairman Caligur recessed the meeting into Closed Executive Session, Section 551.071 - Consultation with Attorney, at 8:12 p.m.

RECONVENE: Chairman Caligur reconvened the meeting at 8:46 p.m.

A motion to **Approve**, Item IV-B, Approval of the proposed Conditional Use Permit for Residential Proximity allowing for a Non-Residential Use for a Place of Worship at 13130 Alston Rd. Further described as Reserve "A" of the Faizan-E-Madinah Minor Plat Instrument No. 2015101211 F.B.C.P.R., to the Members of City Council, subject to the following conditions: 1. No outdoor speakers shall be

permitted on site. 2. There shall be zero footcandle illumination at the property line. 3. Exterior lighting shall be full cut-off fixtures. 4. There shall be a wood fence that is 8' in height around the perimeter of the site. 5. The dumpster shall be located away from adjacent residential properties, was made by Matthew Caligur and seconded by Fareena Dawood, the motion **Passed**.

Ayes: Brown, Caligur, Dawood, Halbrook, Landin, Parikh, Patel

Absent: Smith

V. **REPORTS**

A. Planning and Zoning Commission Liaison Report

- City Council Meeting July 18, 2023
- City Council Meeting July 25, 2023

Commissioner Dawood reported on the City Council meetings from July 18, 2023 and July 25, 2023.

Absent: Smith

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 at 8:54 p.m., was made by Taylor Landin and seconded by Matthew Caligur, the motion **Passed**.

Ayes: Brown, Caligur, Dawood, Halbrook, Landin, Parikh, Patel

Absent: Smith

Matthew Caligur, Chairman

