



PLANNING AND ZONING COMMISSION

MINUTES

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

THURSDAY, SEPTEMBER 28, 2023

PLANNING AND ZONING COMMISSION

CITY COUNCIL CHAMBER

6:30 PM

QUORUM PRESENT

All members were present except Commissioner Parikh and 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

The following citizens made comments regarding Item IV-A:

- Gary Foreman, Benwood Dr., SL, 77478

- A. Citizens who desire 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 speaker 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 individual for comments deemed inappropriate, impertinent, profane, slanderous and/or for not adhering to the public comment rules outlined in this notice.

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

III. MINUTES

- A. Consideration of and action on the minutes of the July 27, 2023 meeting.

Tia Moore, Deputy City Secretary

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

Absent: Parikh, Smith

IV. WORKSHOP

- A. Review of and discussion on a Development Code update for a Mixed-Use Zoning District for redevelopment of Fluor campus in Lake Pointe.

Ruth Lohmer, Assistant Director of Community Planning & Redevelopment

Ruth Lohmer, Assistant Director of Community Planning & Redevelopment, gave a presentation, made comments, and answered questions from the Commission.

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

After review and discussion, Commissioners directed staff to make the following changes to the Development Code for a Mixed-Use Zoning District:

- Consider including a floor-to-area ratio to regulate building height
- Reevaluate how streetlight spacing is measured
- Clarify fence regulations for types of housing
- Clarify height in bulk regulations to be more consistent with the standard code
- Confirm one more time that references to MU-N have been removed from the code
- Various grammatical revisions and graphical improvements for readability and to refine intent

V. REPORTS

- A. Planning and Zoning Commission Liaison Report
- City Council Meeting August 1, 2023

- City Council Meeting August 15, 2023
- City Council Meeting August 22, 2023
- City Council Meeting September 5, 2023
- City Council Meeting September 19, 2023

Commissioner Patel reported on the City Council meeting from August 1, 2023, August 15, 2023, and August 22, 2023.

B. City Staff Report

- Calendar of Scheduled Meeting and Events

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

VI. ADJOURNMENT

A motion to **Approve**, Adjournment at 7:52 p.m., was made by Taylor Landin and seconded by Chuck Brown, the motion **Passed**.

Ayes: Brown, Caligur, Dawood, Halbroom, Landin, Patel

Absent: Parikh, Smith

Matthew Caligur, Chairman

