



PLANNING AND ZONING COMMISSION

MINUTES

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

THURSDAY, OCTOBER 26, 2023

PLANNING AND ZONING COMMISSION

CITY COUNCIL CHAMBER

6:30 PM

QUORUM PRESENT

All members of the Planning and Zoning Commission were present.

Commissioner Fareena Dawood attended the meeting virtually.

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

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.

The following citizens made comments regarding Item IV-A:

- Micheal Poindexter, Enclave at Lake Pointe, SL, 77478

III. MINUTES

- A. Consideration of and action on the minutes of the September 28, 2023 meeting.
Robin Lenio, City Secretary

A motion to **Approve**, Item III-A, Approval of the minutes of the September 28, 2023 meeting., was made by Taylor Landin and seconded by Chuck Brown, the motion **Passed**.

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

IV. WORKSHOP

- A. Review of and discussion on steps to prepare Lake Pointe for redevelopment, including a Land Use Plan Amendment, Development Code amendment, property rezoning and Redevelopment Concept Plan.

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.

Don Janssen, Developer - Planned Community Developers, made comments, and answered questions from the Commission.

After review and discussion, Commissioners provided direction to staff as follows:

1. Land Use Plan:

- Consider increasing the number of additional multi-family units, and
- Consider labeling Civic Space acreage on the land use pie chart.

2. Development Code amendment establishing Lake Pointe Redevelopment District:

The October 26 workshop focused on the remaining draft Development Code sections not reviewed during the September 28 P&Z workshop: Sections 2-116-117 and 2-123-125.

- Require Civic Space around the perimeter of the development along Brooks Lake
- Emphasize the orientation of buildings towards natural features

- Revise the uses permitted in *Table 123.1 Permitted Uses and Parking Schedule* to better align with the District intent
- Revise the definition of Pedestrian Enhancement Zone

In addition, the Commission asked staff for further clarity regarding the Lake Pointe Redevelopment District:

- The benefits of this proactive approach versus Planned Development Districts (PDs)
- Classification of convention centers and neighborhood retail, and calculating bar parking ratios under *Table 123.1 Permitted Uses and Parking Schedule*
- Fence material requirements
- Redevelopment Concept Plan expiration period

3. Redevelopment Concept Plan:

- Timing of City's receipt of various development studies such as traffic impact analysis and school capacity
- Location of Civic Space along waterfront and walking trails throughout the development
- Labeling conventions on the diagram and legend

V. REPORTS

A. Planning and Zoning Commission Liaison Report

- City Council Meeting October 3, 2023
- City Council Meeting October 17, 2023

Commissioner Smith reported on the City Council meetings from October 3, 2023, and October 17, 2023.

B. City Staff Report

- Calendar of Scheduled Meeting and Events

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

VI. ADJOURNMENT

A motion to **Approve**, Adjournment at 8:16 p.m., was made by Taylor Landin and seconded by Sapana Patel, the motion **Passed**.

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

Matthew Caligur, Chairman

