



PLANNING AND ZONING COMMISSION

MINUTES

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

TUESDAY, SEPTEMBER 11, 2018

PLANNING AND ZONING COMMISSION

CITY COUNCIL CHAMBER

5:30 PM

QUORUM PRESENT

All members were present except Commissioner Landin and Commissioner Mitha.

I. CALL TO ORDER

II. PUBLIC COMMENT

Citizens who desire to address the Planning and Zoning Commission with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes.

Comments or discussion by Commissioners will only be made at the time the subject is scheduled for consideration on the Commission agenda.

No members of the public addressed the Commission.

III. MINUTES

A. Consideration of and action on the minutes of the August 23, 2018 meeting.

Thomas Harris III, Interim City Secretary

A motion to **Approve**, Item III-A Minutes, was made by Sue Sanchez and seconded by Heather Davis, the motion **Passed**.

Ayes: Canine, Davis, Huebner, Sanchez, Simeone, Stephens

Absent: Caligur, Landin, Mitha

IV. WORKSHOP

A. Review of and discussion on proposed revisions to the zoning use classifications and parking requirements, found in Chapter 2 of the Development Code of the City of Sugar Land.

Ruth Lohmer, City Planner - Long Range

Ruth Lohmer, City Planner - Long Range, gave a presentation, comments, and answered questions from the Commission.

RECESS: Chairperson Huebner recessed the meeting at 6:32 p.m., and moved to Item V-A.

RECONVENE: Following Item V-A, Chairperson Huebner reconvened the meeting at 9:04 P.M. to resume this item.

Commission Consensus:

- Concurred with staff recommendation for the zoning use classification and parking table changes
- Staff to consider removing:
 - Agriculture, Commercial Livestock
 - Agriculture, Commercial Crops
 - Agriculture, Ranching
- Staff to consider adding document shredding in B-O and B-2
- Clarifying whether both public and private utilities are included

V. PUBLIC HEARING

A. PUBLIC HEARING 6:30 P.M.: Receive and hear all persons desiring to be heard on a proposed rezoning of approximately 50.309 acres from Planned Development (PD) District General Development Plan to Planned Development (PD) District Final Development Plan for a corporate office campus project located along University Boulevard and Lexington Boulevard.

Review of and discussion on a proposed rezoning of approximately 50.309 acres from Planned Development (PD) District General Development Plan to Planned Development (PD) District Final Development Plan for a corporate office campus project located along University Boulevard and Lexington Boulevard.

Lauren Fehr, Principal Planner

RECONVENE: Chairperson Huebner reconvened the meeting at 6:40 P.M.

Lauren Fehr, Principal Planner, gave a presentation, comments, and answered questions from the Commission.

Chairperson Huebner opened the Public Hearing at 6:51 P.M.

Parvez Hussain, Althea Ct., appeared before the Commission, asked questions regarding directly adjacent homes and the design of the buildings and parking garages.

Chairman Huebner closed the Public Hearing at 7:29 P.M.

Rick Conley, Fluor Corporation; Zachary Christeson, HOK; and Jonathan West, HOK, gave a presentation, comments, and answered questions from the Commission. Will Rieck, HOK, gave comments and answered questions from the Commission.

Commission Consensus was as follows:

- Exhibit B C-7 - add garages to "no fleet storage"
- Exhibit B D-1(b) - correct bulk plane text to correspond with Exhibit B-4.1 and B-4.2
- Exhibit B D-2 (c) - add "the total" at beginning of sentence to read total square footage
- Place Exhibit numbers in the upper right corner of folded exhibits
- Exhibit B-2.3 - provide additional detail to show loading docks at elevation and suggest to enhance screen wall materials
- Exhibit B-9.1 - Signage - add maximum sizes (remove approximate)
- Delete Exhibit B 9.3
- Exhibit B-2.1 - Add label for Reserve D to the drawing and all other exhibits; Shade PAE/PUE on all exhibits in yellow
- Exhibit B Note #3 - Permitted Use - add "Limited To"
- Exhibit B 6.1 - delete maximum height off of #8 for Office Amenities
- Modify all exhibits to consistently refer to Building 1, 2, 3 and 4 instead of A, B, C and D
- On Building Elevations, label all pre-cast concrete
- On Exhibits showing trees on the east side of Building 4 - remove trees where fire lanes exist

RECESS: Chairperson Huebner recessed the meeting at 8:50 P.M.

VI. REPORTS

A. Planning and Zoning Commission Liaison Report

- City Council Meeting August 21, 2018 and August 28, 2018
- City Council Meeting September 04, 2018

This item followed the completion of Item IV-A.

Chairperson Huebner reported on the August 21, 2018 City Council meeting.

Commissioner Canine reported on the September 4, 2018 City Council meeting.

B. City Staff Report

- Calendar of Scheduled Meeting and Events

Doug Schomburg, City Planner - Development, gave comments and reported on

events, meetings, and future activities.

VII. ADJOURNMENT

A motion to **Approve**, Adjournment at 9:34 p.m., was made by Jay Canine and seconded by Carl Stephens, the motion **Passed**.

Ayes: Caligur, Canine, Davis, Huebner, Sanchez, Simeone, Stephens

Absent: Landin, Mitha

Kathy Huebner, Chairwoman

