



PLANNING AND ZONING COMMISSION

MINUTES

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

THURSDAY, FEBRUARY 27, 2020

PLANNING AND ZONING COMMISSION

CITY COUNCIL CHAMBER

6:30 PM

QUORUM PRESENT

All members were present except Commissioner Caligur, Commissioner Landin, and Vice Chair Stephens.

I. CALL TO ORDER

II. PUBLIC COMMENT

Citizens who desire to address the City Council, Board and/or Commission with regard to matters on the agenda will be received at this time. A "Request to Speak" form is to be given to the City Secretary, or designee, prior to the beginning of the meeting. Each speaker is limited to three (3) minutes, and speakers requiring a translator will have six 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.

Members of the public who addressed the Planning and Zoning Commission regarding Item V-B, Lake Pointe Creek Bend Live Work Townhomes, were as follows:

1. Brad Whatley, 1106 Lake Pointe Parkway, spoke in opposition to the live work townhome considerations across from his home and the proposed building design with outside balconies being inconsistent with other homes on the street.
2. Margaret Tassin, 1122 Lake Pointe Parkway, spoke in opposition to street parking, possibility of a private school with a pickup lane on the public street, and south end of Lake Pointe Parkway is already congested with public street parking and is concerned with same result occurring on the north end.
3. Donald Tassin, 1122 Lake Pointe Parkway, spoke in opposition to the live work townhomes and has safety concerns.
4. Rodney Craig, 1402 Lake Pointe Parkway, spoke in favor of the live work townhomes and lives in one of the units on the other end.

III. MINUTES

A. Consideration of and action on the minutes of the January 23, 2020 meeting.

Thomas Harris III, City Secretary

A motion to **Approve**, Item III-A, Minutes, was made by Dan Simeone and seconded by Jay Canine, the motion **Passed**.

Ayes: Canine, Huebner, Parikh, Simeone, Uschold, Whatley

Absent: Caligur, Landin, Stephens

IV. PUBLIC HEARING

- A. PUBLIC HEARING 6:30 P.M.:** Receive and hear all persons desiring to be heard on the proposed rezoning of approximately 4.80 acres from Standard Single Family Residential (R-1) to Planned Development (PD) District Final Development Plan for the existing Grants Lake Tempos Section Two (Townhome Community).

Review of and discussion on proposed rezoning of approximately 4.80 acres from Standard Single Family Residential (R-1) to Planned Development (PD) District Final Development Plan for the existing Grants Lake Tempos Section Two (townhome community) located at the intersection of Grants Lake Boulevard and State Highway 6.

Laura Waller, Planner I

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

Kathy Huebner, Chairwoman, opened the Public Hearing at 7:56 p.m.

No one appeared in favor or opposition.

Kathy Huebner, Chairwoman, closed the Public Hearing at 7:57 p.m.

Commission consensus was to move forward per staff presentations and exhibits.

V. FACT, FINDINGS AND RECOMMENDATION

- A.** Consideration of and action on a recommendation to the Mayor and Members of City Council on a proposed Conditional Use Permit for the establishment of Take 5 Oil Change on approximately 0.828 acres located at the intersection of Highway 6 and Settlers Way.

Laura Waller, Planner I

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

Keith Mohammad, Take 5 Oil Change, gave comments and answered questions from

the Commission.

A motion to **Approve**, Item V-A, Make a recommendation to the Mayor and Members of City Council on a proposed Conditional Use Permit for the establishment of Take 5 Oil Change on approximately 0.828 acres located at the intersection of Highway 6 and Settlers Way, as presented by staff, exhibits and conditions; additionally, 1) the Commission requested that one of the exhibits labeled C-1 be renamed to C-2; and 2) delete Note #3 and renumber the notes on Exhibit C-1, was made by Thomas Uschold and seconded by Jay Canine, the motion **Passed**.

Ayes: Canine, Huebner, Parikh, Simeone, Uschold, Whatley

Absent: Caligur, Landin, Stephens

B. Consideration of and action on a recommendation to the Mayor and Members of City Council on a proposed rezoning of approximately 0.7906 acres from Business Office (B-O) District to Planned Development (PD) District Final Development Plan - Lake Pointe Creek Bend Live Work Townhomes.

Lauren Fehr, Principal Planner

Commissioner Whatley recused herself from this item.

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

Don Janssen, Planned Community Developers, gave comments and answered questions from the Commission.

A motion to **Approve**, Item V-B, Make a recommendation to the Mayor and Members of City Council on a proposed rezoning of approximately 0.7906 acres from Business Office (B-O) District to Planned Development (PD) District Final Development Plan - Lake Pointe Creek Bend Live Work Townhomes, as presented by staff, exhibits and conditions; additionally, 1) the Commission requested that Exhibit B3 show the limited uses for Professional Office, and 2) that the 3 parking spaces be reduced to 2 on the north end, was made by Jay Canine and seconded by Apurva Parikh, the motion **Passed**.

Ayes: Canine, Huebner, Parikh, Uschold

Nays: Simeone

Absent: Caligur, Landin, Stephens

Abstain: Whatley

VI. REPORTS

A. Planning and Zoning Commission Liaison Report

- City Council Meeting January 28, 2020
- City Council Meeting February 4, 2020
- City Council Meeting February 18, 2020

Chairwoman Huebner reported on the January 28, 2020 City Council meeting.

Commissioner Parikh reported on the February 4, 2020 and February 18, 2020 City Council meetings.

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**, Item VII, Adjournment at 7:50 p.m., was made by Jay Canine and seconded by Suzanne Whatley, the motion **Passed**.

Ayes: Canine, Huebner, Parikh, Simeone, Uschold, Whatley

Absent: Caligur, Landin, Stephens

Kathy Huebner, Chairwoman

