



# PLANNING AND ZONING COMMISSION

## MINUTES

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

**THURSDAY, MAY 28, 2020**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL CHAMBER**

**6:30 PM**

### **ATTENTION:**

*City of Sugar Land will limit meetings to City of Sugar Land Staff and Essential Personnel in order to limit the spread of COVID-19, as recommended by the Centers for Disease Control and Prevention. Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through telephonic/videoconferencing means. Audio/Video of open deliberations will be available for the public to hear/view, and 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.*

*Members of the public desiring to submit written comments to be read during the Public Comment and/or Public Hearing portions of the meeting, will be allowed to submit their comments to the Office of City Secretary ([citysec@sugarlandtx.gov](mailto:citysec@sugarlandtx.gov)). Written/e-mailed comments must be received by 3:00 p.m., Thursday, May 28, 2020. The City of Sugar Land reserves the right to remove any written/e-mailed comments deemed inappropriate and/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*

*Members of the public desiring to participate during the set/posted time of the Public Comment and/or Public Hearing must e-mail ([citysec@sugarlandtx.gov](mailto:citysec@sugarlandtx.gov)) or call ((281) 275-2730) the Office of the City Secretary by 3:00 p.m., Thursday, May 28, 2020. Once properly registered, the Office of the City Secretary will provide instructions for direct participation during the Public Hearing.*

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

### **QUORUM PRESENT**

All members were present.

### **I. CALL TO ORDER**

### **II. PUBLIC COMMENT**

- A. Citizens who desire to address the City Council, Board and/or Commission with regard to matters on the agenda will be read and/or received at this time. Members of the public desiring to make comments during this portion of the meeting will be allowed to submit their comments (as outlined above) to the Office of the City Secretary (citysec@sugarlandtx.gov). Written/e-mailed comments and/or requests to participate during this portion of the meeting must be received by 3:00 p.m. on, Tuesday, May 28, 2020. The City of Sugar Land reserves the right to remove any written/e-mailed comments deemed inappropriate (as outlined above) and/or not related to matters posted on the agenda. 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.

No members of the public addressed the Commission.

### **III. MINUTES**

- A. Consideration of and action on the minutes of the May 12, 2020 meeting.  
*Thomas Harris III, City Secretary*

A motion to **Approve**, Item III-A, Minutes, was made by Taylor Landin and seconded by Matthew Caligur, the motion **Passed**.

Ayes: Caligur, Canine, Huebner, Landin, Parikh, Simeone, Stephens, Uschold, Whatley

### **IV. PUBLIC HEARING**

- A. **PUBLIC HEARING 6:30 P.M.:** Receive and hear all persons desiring to be heard on proposed City-initiated Rezoning from Standard Single Family Residential (R-1) or General Industrial (M-2) to The Hill Area Residential (HR-1) for approximately 9.7 acres located (1) on the north side of Lakeview

Drive, between Wood Street and drainage parcel R157753 (38 single-family lots addressed 203 Lakeview Dr. through 715 Lakeview Dr.); and (2) on the south side of First Street between Main Street and Wood Street (Lonnie Green Park).

Review of and discussion on City-initiated Rezoning from Standard Single Family Residential (R-1) or General Industrial (M-2) to The Hill Area Residential (HR-1) for approximately 9.7 acres.

***Abigail Martinez, Senior Planner***

Abigail Martinez, Senior Planner, gave a presentation, comments, and answered questions from the Commission.

Terry Nirider, The Hill Steering Committee, gave comments.

Kathy Huebner, Chairwoman, opened the Public Hearing at 6:50 p.m.

Mary Von Tunglen, 18 Chalice Trail, Sugar Land 77498, and Melissa Hoffman, 1 Cleveland Dr., The Hill, Sugar Land 77498, were in favor of the City-initiated Rezoning to The Hill.

Christine Rankin, Office of City Secretary, read their comments to the Commission.

Kathy Huebner, Chairwoman, closed the Public Hearing at 6:52 p.m.

Staff responded to questions regarding the impact of rezoning City property.

Commission consensus to rezoning Areas 1 and 2 as proposed.

**B. PUBLIC HEARING 6:30 P.M.:** Receive and hear all persons desiring to be heard on proposed Development Code Amendments to Chapter 2, Zoning Regulations.

Review of and discussion on proposed Development Code Amendments to Chapter 2, Zoning Regulations.

***Abigail Martinez, Senior Planner***

Abigail Martinez, Senior Planner, gave a presentation, comments, and answered questions from the Commission.

Terry Nirider, The Hill Steering Committee, gave comments and answered questions from the Commission.

Lisa Kocich-Meyer, Director of Planning; Doug Schomburg, City Planner - Development; and Laura Waller, Planner I, gave comments and answered questions from the Commission.

Kathy Huebner, Chairwoman, opened the Public Hearing at 7:42 p.m.

Mary Von Tunglen, 18 Chalice Trail, Sugar Land 77498, and Melissa Hoffman, 1 Cleveland Dr., The Hill, Sugar Land 77498, were in favor of the proposed Development Code Amendments to Chapter 2, Zoning Regulations.

Christine Rankin, Office of City Secretary, read their comments to the Commission.

Kathy Huebner, Chairwoman, closed the Public Hearing at 7:44 p.m.

Commission discussion follows:

- Agreed to removing draft supplemental regulation #3 Parks and Recreational Facilities in draft Table 2-157.1 Permitted Uses and Parking Schedule since The Hill does not have an HOA
- Suggested adding language to draft Sec. 2-158 - regulations are subject to field verification to not allow structures built on utility easements
- Suggested/agreed to removing callout/label to draft Figure 2.158.F Detached Garage Setback from Front Façade of Principal Building Diagram related to the proposed 5-foot minimum distance requirement for detached garages

## **V. WORKSHOP**

### **A. Review of and discussion on proposed Imperial Highway 6 District Tract I Final Development Plan.**

***Laura Waller, Planner I***

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

Peter Boecher, EHRA Engineering, Senior Planner, gave a presentation, comments and answered questions from the Commission.

Jerry Ulke, Johnson Development, Vice President & General Manager - Imperial Sugar Land & Harvest Green, gave comments and answered questions from the Commission.

Commission discussion follows:

- Correct the label for the sidewalks to 5' in width
- Exhibit B, Page 2 - E. Landscape Regulations reference 'All Reserves'. Define both reserves in the text, as well as labeling Exhibit A rather than Part I and Part I, Tract I and Greenbelt, etc.
- Exhibit B-4 and B-9 - Add Trash Enclosure Label
- Include Elevation/Perspective that shows Trash enclosure (with material callouts)

- Include Material callouts on all perspectives/elevations
- Remove Place of Worship - or at least limit sq. ft. in use list
- Include the sidewalk/pedestrian access across the parking lot in Perspectives
- Confirm with holder of easements that trees in the easement would not be an issue

## **VI. REPORTS**

### **A. Planning and Zoning Commission Liaison Report**

- City Council Meeting May 19, 2020
- City Council Meeting May 26, 2020

Commissioner Caligur reported on the City Council meetings of May 19, 2020 and May 26, 2020.

### **B. City Staff Report**

- Calendar of Scheduled Meeting and Events

Douglas Schomburg, City Planner - Development, gave comments and reported on events, meetings, and future activities.

## **VII. ADJOURNMENT**

A motion to **Approve**, Adjournment at 9:27 p.m., was made by Jay Canine and seconded by Dan Simeone, the motion **Passed**.

Ayes: Caligur, Canine, Huebner, Landin, Parikh, Simeone, Stephens, Uschold, Whatley

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**Kathy Huebner, Chairwoman**

