



PLANNING AND ZONING COMMISSION

MINUTES

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

THURSDAY, MAY 27, 2021

PLANNING AND ZONING COMMISSION

CITY COUNCIL CHAMBER

6:30 PM

QUORUM PRESENT

All members were present except Commissioner Landin and Commissioner Parikh.

I. ATTENTION:

- A. *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. 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). Written/e-mailed comments must be received by 3:00 p.m., Thursday, May 27, 2021. 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) or call ((281) 275-2730) the Office of the City Secretary by 3:00 p.m., Thursday, May 27, 2021. Once properly registered, the Office of the City Secretary will provide instructions for direct participation during the Public Comment and/or Public Hearing.

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

II. CALL TO ORDER

III. 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 Thursday, May 27, 2021. 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 member of the public addressed the Commission.

IV. MINUTES

- A. Consideration of and action on the minutes of the April 22, 2021 meeting.
Thomas Harris III, City Secretary

A motion to **Approve**, Item IV-A Minutes, was made by Chuck Brown and seconded by Timothy Hart, the motion **Passed**.

Ayes: Brown, Caligur, Canine, Hart, Simeone, Uschold

Absent: Landin, Parikh

V. PUBLIC HEARING

- A. **PUBLIC HEARING 6:30 P.M.:** Receive and hear all persons interested in the proposed change in zoning for Sugar Mill Section 7 (commonly known as Misty Lake), Grants Lake Patio Homes (commonly known as The Enclave at Grants Lake), and Chimneystone Sections 1, 2, and 3.

Consideration of and action on the proposed change in zoning for Sugar Mill Section 7 (commonly known as Misty Lake), Grants Lake Patio Homes (commonly known as The Enclave at Grants Lake), and Chimneystone Sections 1, 2, and 3.

Abigail Martinez, Senior Planner

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

Commissioner Caligur opened the Public Hearing at 6:45 P.M.

No one spoke in favor or opposition.

Commissioner Caligur closed the Public Hearing at 6:46 P.M.

A motion to **Approve**, Item V-A proposed change in zoning for Sugar Mill Section 7 (commonly known as Misty Lake), Grants Lake Patio Homes (commonly known as the Enclave at Grants Lake), and Chimneystone Section 1, 2 and 3, was made by Matthew Caligur and seconded by Jay Canine, the motion **Passed**.

Ayes: Brown, Caligur, Canine, Hart, Simeone, Uschold

Absent: Landin, Parikh

B. PUBLIC HEARING 6:30 P.M.: Receive and hear all persons interested in the proposed amendments to Chapter 2 Zoning Regulations of the Development Code related to The Hill Area Residential (HR-1) district. The amendments address new construction and additions on the topics of maximum building width and size, maximum height, entry features, exterior building finishes, and tree preservation.

Consideration of and action on the proposed amendments to Chapter 2 Zoning Regulations of the Development Code related to The Hill Area Residential (HR-1) district. The amendments address new construction and additions on the topics of maximum building width and size, maximum height, entry features, exterior building finishes, and tree preservation.

Abigail Martinez, Senior Planner

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

Commissioner Caligur opened the Public Hearing at 7:44 P.M.

Christine Rankin, Meeting Secretary, read into the record two comments received by email:

Ms. Terry Nirider, The Hill Steering Committee Member, 106 Lakeview Drive, Sugar Land, TX, who wrote in favor of the proposed amendments.

Ms. Ruth Barrett, The Hill Steering Committee Member, 107 Lakeview Drive, Sugar Land, TX, who wrote in favor of the proposed amendments.

Commissioner Caligur closed the Public Hearing at 7:46 P.M.

Ms. Terry Nirider, The Hill Steering Committee Member, and Ms. Steph McDougal, Consultant, McDoux Preservation, Inc. gave comments and answered questions from the Commission.

The consensus of the Commission was to not take action at this meeting and made the following comments:

- Sec. 2-156 Subsection A – clarify that only the regulations listed in Subsection B qualify for a Site Development Permit
- Consider how granting a Site Development Permit may set a precedent for future projects
- Table 2-158.1 Maximum Garage Size – question regarding the 6,000 sq ft. and why it is not consistent with the minimum lot size of 6,600. Make consistent, if needed.
- Provide consistent capitalization in regulations for items that are defined in the Code
- Clarify, if needed, what is required under Section 2-158 Subsection C.1.
- Clarify language in Section 2-158 Subsection C.2 regarding replacing or repairing. Suggested saying replacing or “structurally” repairing
- Clarify whether certified documentation, such as an arborist, is required under Section 2-160 Subsection D.2.a.

The item will be brought forward at the next Planning and Zoning Commission meeting.

VI. REPORTS

A. Planning and Zoning Commission Liaison Report

- City Council Meeting May 4, 2021
- City Council Meeting May 18, 2021
- City Council Meeting May 25, 2021

Commissioner Uschold reported on the City Council meetings of May 4, 2021 and May 18, 2021.

B. City Staff Report

- Calendar of Scheduled Meeting and Events

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

VII. ADJOURNMENT

A motion to **Approve**, Adjournment 8.39 P.M., was made by Thomas Uschold and seconded by Jay Canine, the motion **Passed**.

Ayes: Brown, Caligur, Canine, Hart, Simeone, Uschold

Absent: Landin, Parikh

Matthew Caligur, Chairman

