



City of Sugar Land

Planning & Zoning Commission Agenda

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

Thursday, June 26, 2025
Planning & Zoning Commission Meeting
City Council Chamber
6:30 PM

I. Attention

Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through video conferencing 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/Xfinity Cable Subscribers can also tune-in on Channel 16.

II. Public Comment

Pursuant to Texas Government Code section 551.007, citizens are permitted to address the City Council, Board and/or Commission in person with regard to matters posted for consideration on the agenda. Each speaker 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 3 minutes, speakers requiring a translator will have 6 minutes, regardless of the number of agenda items to be addressed. Comments or discussion by City Council, Board, and/or Commission members, will only be made at the time the subject is scheduled for consideration.

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

III. Call to Order

IV. Minutes

A. MINUTES

Consideration of and action on the minutes of the May 6, 2025 Joint City Council and Planning & Zoning Commission meeting, and the May 22, 2025 Planning & Zoning Commission meeting.

Linda Mendenhall, City Clerk

V. Fact, Findings, and Recommendation

A. RECOMMENDATION ON PROPOSED FISCAL YEAR 2026-2030 CAPITAL IMPROVEMENT PROGRAM

Consideration of and action on a recommendation for the proposed Fiscal Year 2026-2030 Capital Improvement Program, to the Members of City Council.

Robert Wilson, Assistant City Engineer

VI. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting June 3, 2025

- City Council Meeting June 17, 2025

Mary Smith, Commissioner

B. City Staff Report

- Calendar of Scheduled Meetings and Events

Lisa Kocich-Meyer, Director of Planning & Development Services

VII. Adjournment

The Planning and Zoning Commission reserve the right, upon motion, to suspend the rules to consider business out of the posted order. In addition to any Executive Session listed above, the Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during this meeting for the purpose of consultation with the Attorney as authorized by Texas Government Code Sections 551.071 to discuss any of the matters listed above.

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary, (281) 275-2730. Requests for special services must be received 48 hours prior to the meeting time. Reasonable accommodations will be made to assist your needs.

The agenda and supporting documentation is located on the [City Website](#) under meeting agendas.



Planning & Zoning Commission Agenda Request

June 26, 2025

Agenda Request No: IV.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Justin Perez, Agenda Coordinator

Presented by: Linda Mendenhall, City Clerk

Responsible Department: Admin

Agenda Caption:

MINUTES

Consideration of and action on the minutes of the May 6, 2025 Joint City Council and Planning & Zoning Commission meeting, and the May 22, 2025 Planning & Zoning Commission meeting.

Recommended Action:

Consider the minutes of the May 6, 2025 Joint City Council and Planning & Zoning Commission meeting, and the May 22, 2025 Planning & Zoning Commission meeting.

Executive Summary:

Consider the minutes of the May 6, 2025 Joint City Council and Planning & Zoning Commission meeting, and the May 22, 2025 Planning & Zoning Commission meeting.

Budget

Expenditure Required: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: N/A

Account Number (ORG-OBJ-Project): N/A

Attachments

1. 050625joint_cc and pz_minutes
2. 052225pz_minutes



City of Sugar Land

Joint City Council and Planning & Zoning Commission Minutes

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

Tuesday, May 6, 2025
Joint City Council and Planning & Zoning
Commission Meeting Minutes
City Council Chamber

6:00 PM

I. Attention

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II. Closed Executive Session - City Council

- A. Closed Executive Session as authorized by Chapter 551, Texas Government Code in accordance with:

Section 551.087 Deliberation Regarding Economic Development Negotiations:

For the purpose of deliberation regarding the offer of a financial or other incentive to a business prospect the City seeks to have locate, stay, or expand in or near the City.

Devon Rodriguez, Director of Redevelopment, Jessica Huble, Assistant Director of Redevelopment, Alba Penate-Johnson, Assistant Director of Economic Development, Jennifer Alexander, Business Development Manager

RECESS: Mayor Zimmerman recessed the meeting into closed executive session at 5:02 p.m.

RECONVENED: Mayor Zimmerman reconvened the meeting at 5:28 p.m.

III. Invocation

- A. Councilmember Naushad Kermally

IV. Pledges of Allegiance

- A. Councilmember Naushad Kermally

V. Recognition - City Council

- A. NATIONAL PUBLIC WORKS WEEK
MAY 18 - 24, 2025

Katie Clayton, Director of Utilities, Herc Meier, Director of Public Works

B. PUBLIC SERVICE RECOGNITION WEEK
MAY 4-10, 2025
Shondra Holmes, People Experience Manager

C. BRENNA COSBY
FORT BEND EDUCATION FOUNDATION
25 YEARS OF SERVICE
Joe Zimmerman, Mayor

VI. Public Comment

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Each speaker is limited to 3 minutes, speakers requiring a translator will have 6 minutes, regardless of the number of agenda items to be addressed. Comments or discussion by City Council, Board, and/or Commission members, will only be made at the time the subject is scheduled for consideration.

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

No members of the public addressed the City Council.

VII. Consent Agenda - City Council

All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

A. **SECOND CONSIDERATION**: Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2373**: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AMENDING CHAPTER 2 (ZONING REGULATIONS), CHAPTER 5 (SUBDIVISION REGULATIONS), AND CHAPTER 10 (DEFINITIONS) OF THE LAND DEVELOPMENT CODE TO ALIGN THE REGULATIONS FOR THE LAKE POINTE REDEVELOPMENT (LPR) DISTRICT WITH THE SUBDIVISION REGULATIONS AND TO ENHANCE CLARITY AND CONSISTENCY WITHIN THE CODE.

Jessica Echols, Senior Planner

B. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 25-19**: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, DIRECTING CITY STAFF TO EXPLORE POTENTIAL ZONING MODIFICATIONS FOR THE PROPERTIES ALONG THE WEST SIDE OF ULRICH STREET, SOUTH OF AVENUE D.

Jessica Rodriguez, Development Planning Manager

C. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 25-24**: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO

THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, FOR THE STATE CRISIS INTERVENTION GRANT PROGRAM, FY2026, TO FUND LAW ENFORCEMENT PROJECTS; DESIGNATING THE CITY MANAGER AS AUTHORIZED GRANT OFFICIAL TO APPLY FOR, ACCEPT, REJECT, ALTER OR TERMINATE THE GRANT; AND REPEALING RESOLUTION NO. 25-08.

Gregory Suter, Police Captain - Staff Services Bureau

- D. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 25-25**: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE, CRIMINAL JUSTICE DIVISION, FOR THE FISCAL YEAR (FY) 2026 RIFLE-RESISTANT BODY ARMOR GRANT PROGRAM FUNDED THROUGH BG-RIFLE RESISTANT BODY-ARMOR GRANT PROGRAM (“GRANT”) TO FUND RIFLE RESISTANT BODY ARMOR (GRANT #5406701); DESIGNATING THE CITY MANAGER AS AUTHORIZED GRANT OFFICIAL TO APPLY FOR, ACCEPT, REJECT, ALTER OR TERMINATE THE GRANT; AND REPEALING RESOLUTION NO. 25-09.

Gregory Suter, Police Captain - Staff Services Bureau

- E. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 25-26**: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AUTHORIZING THE SUBMISSION OF GRANT APPLICATIONS TO THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE, CRIMINAL JUSTICE DIVISION, FOR THE FISCAL YEAR (FY) 2026 CRIMINAL JUSTICE GRANT PROGRAM FUNDED THROUGH THE DJ-EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM (“GRANT”) TO FUND K-9 UNIT (GRANT #5406401) AND CROWD CONTROL AND CIVIL UNREST EQUIPMENT (GRANT #5534001); AND DESIGNATING THE CITY MANAGER AS AUTHORIZED GRANT OFFICIAL TO APPLY FOR, ACCEPT, REJECT, ALTER OR TERMINATE THE GRANT.

Gregory Suter, Police Captain - Staff Services Bureau

- F. Consideration of and action on authorization of a Contract with G&S Asphalt DBA American Materials, Inc, in the amount of \$140,000.00, for the purchase of associated materials for the Scenic River Drive roadway resurfacing.

Ryon Bell, Streets and Drainage Manager

- G. Consideration of and action on authorization of a Contract with Electric Motor Specialists, in the amount of \$300,000.00, for pump repairs for the Lift Stations, Groundwater Plants, and Surface Water Plant. This contract will automatically renew for four (4) additional one-year terms for a total contract amount of \$1,500,000.00.

Charles Stroud, Wastewater Facilities Manager

- H. Consideration of and action on authorization of a Contract with McKenna Contracting, Inc., in the amount of \$152,250.00 through the BuyBoard Cooperative Purchasing Contract No. 737-24, for construction services for the City Park Pickleball

Courts Project, CIP CPK2304.

William Hajdik, Assistant Director of Parks & Recreation

- I. Consideration of and action on Authorization For License For Parking Near Constellation Field - Offsite Parking Area (Lot B) with Astros LLC, for parking near Constellation Field.

Jonathan Soriano, Senior Community Development Coordinator

- J. Consideration of and action on authorization of a Contract with HUB International, in the annual amount of \$49,500.00 for Years One - Three, for benefits consulting services. This contract will automatically renew for four (4) additional one-year terms, with Years Four and Five not to exceed the total contract amount of \$265,000.00.

Janet Lawrie, Assistant Director of People & Culture

- K. Consideration of and action on a Contract with Hunden Partners, in the amount of \$395,000.00, for the Five-Year Strategic Tourism Plan and Sports Tourism Plan, utilizing Hotel Occupancy Tax Funds.

Alison Brooks, Assistant Director of Tourism, Kimberly Terrell, Director of Parks & Recreation

- L. Consideration of and action on a one-year extension for The Pearl at Lake Pointe Planned Development District - Final Development Plan, Ordinance No. 2305.

Jessica Echols, Senior Planner

- M. Consideration of and action on authorization of a Contract with Arcco Power Systems, in the amount of \$466,467.28 through the Sourcewell Cooperative Purchasing Contract No. 092222-GNR, for the purchase of two (2) Generac Mobile Diesel Engine-Driven Generators.

Danica Mueller, Water Operations Manager

- N. Consideration of and action on the minutes of the April 15, 2025 City Council meeting and the April 22, 2025 Joint City Council and Planning and Zoning Commission meeting.

Linda Mendenhall, City Clerk

A motion to **Approve**, consent agenda items A through O was made by Suzanne Whatley and seconded by Carol McCutcheon, the motion **Passed**.

Ayes: Joe Zimmerman, William Ferguson, Carol McCutcheon, Jennifer Lane, Suzanne Whatley, Naushad Kermally, Stewart Jacobson

VIII. Donations - City Council

- A. Consideration of and action on acceptance of monetary donations, in the amount of \$12,000.00, for 2025 Lend a Hand Sugar Land; and authorization of a Budget Amendment, in the amount of \$12,000.00 to revenues and expenditures.

Nicole Guevara, Assistant Director of Neighborhood Services

Nicole Guevara, Assistant Director of Neighborhood Services, gave a presentation, made comments, and answered questions from the Council.

A motion to **Approve**, monetary donations for 2025 Lend a Hand Sugar Land and the authorization of a budget amendment, was made by Carol McCutcheon and seconded by Naushad Kermally, the motion **Passed**.

Ayes: Joe Zimmerman, William Ferguson, Carol McCutcheon, Jennifer Lane, Suzanne Whatley, Naushad Kermally, Stewart Jacobson

IX. Contracts and Agreements - City Council

- A. Consideration of and action on authorization of a Contract with Metro Fire Apparatus Specialists, Inc., in the amount of \$1,173,346.00 through the Houston-Galveston Area Council Cooperative Purchasing Contract No. FS12-23, for the purchase of a Spartan S-180 Model 3106 Pumper for the Fire Department.

Mark Campise, Chief of Fire-EMS

Mark Campise, Chief of Fire-EMS, gave a presentation, made comments, and answered questions from the Council.

A motion to **Approve**, a contract with Metro Fire Apparatus Specialists, Inc., for the purchase of a Spartan S-180 Model 3106 Pumper for the Fire Department , was made by Suzanne Whatley and seconded by Naushad Kermally, the motion **Passed**.

Ayes: Joe Zimmerman, William Ferguson, Carol McCutcheon, Jennifer Lane, Suzanne Whatley, Naushad Kermally, Stewart Jacobson

- B. Consideration of and action on authorization of a Contract with Siddons Martin Emergency Group LLC, in the amount of \$2,096,592.00 through the Houston-Galveston Area Council Cooperative Purchasing Contract No. FS12-23, for the purchase of a Pierce Enforcer Ascendant 107' Aerial Ladder for the Fire Department.

Mark Campise, Chief of Fire-EMS

Mark Campise, Chief of Fire-EMS, gave a presentation, made comments, and answered questions from the Council.

A motion to **Approve**, a contract with Siddons Martin Energy Group LLC, for the purchase of a Pierce Enforcer Ascendant 107' Ariel Ladder for the Fire Department, was made by Suzanne Whatley and seconded by Carol McCutcheon, the motion **Passed**.

Ayes: Joe Zimmerman, William Ferguson, Carol McCutcheon, Jennifer Lane, Suzanne Whatley, Naushad Kermally, Stewart Jacobson

- C. Consideration of and action on authorization of Amendment No. 1 to Amended and Restated Development Agreement with Pulte Homes of Texas LP.

Lisa Kocich-Meyer, Director of Planning & Development Services, Katie Clayton, Director of Utilities

Lisa Kocich-Meyer, Director of Planning & Development Services, gave a presentation, made comments, and answered questions from the Council.

A motion to **Approve**, authorization of Amendment No. 1 to amended and restated development agreement with Pulte Homes of Texas LP, was made by Joe Zimmerman and seconded by Naushad Kermally, the motion **Passed**.

Ayes: Joe Zimmerman, William Ferguson, Carol McCutcheon, Jennifer Lane, Suzanne Whatley, Naushad Kermally, Stewart Jacobson

- D. Consideration of and action on authorization of Amendment No. 1 to the Water Supply, Wastewater Treatment and Reclaimed Water Supply Services Contract with Pulte Homes of Texas LP.

Lisa Kocich-Meyer, Director of Planning & Development Services, Katie Clayton, Director of Utilities

Lisa Kocich-Meyer, Director of Planning & Development Services, gave a presentation, made comments, and answered questions from the Council.

A motion to **Approve**, authorization of Amendment No. 1 to the Water Supply, Wastewater Treatment and Reclaimed Water Supply Services Contract with Pulte Homes of Texas LP, was made by Joe Zimmerman and seconded by Carol McCutcheon, the motion **Passed**.

Ayes: Joe Zimmerman, William Ferguson, Carol McCutcheon, Jennifer Lane, Suzanne Whatley, Naushad Kermally, Stewart Jacobson

X. Ordinances and Resolutions - City Council

- A. **SECOND CONSIDERATION:** Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2368:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING OF APPROXIMATELY 30 ACRES OF LAND, LOCATED EAST OF HIGHWAY 6 BETWEEN IMPERIAL BOULEVARD AND CROWN GARDEN TRAIL, FROM PLANNED DEVELOPMENT (PD) DISTRICT GENERAL DEVELOPMENT PLAN (IMPERIAL) TO PLANNED DEVELOPMENT (PD) DISTRICT GENERAL DEVELOPMENT PLAN (IMPERIAL HIGHWAY 6 DISTRICT TRACT H).

Ruth Lohmer, Redevelopment Planning Manager

Ruth Lohmer, Redevelopment Planning Manager, gave a presentation, made comments, and answered questions from the Council.

Councilmember Naushad Kermally recused himself from the agenda item at 6:20 p.m. and returned to the meeting at 6:21 p.m.

A motion to **Approve**, Ordinance No. 2368, was made by Joe Zimmerman and seconded by Jennifer Lane, the motion **Passed**.

Ayes: Joe Zimmerman, William Ferguson, Carol McCutcheon, Jennifer Lane, Suzanne Whatley, Stewart Jacobson

- B. **SECOND CONSIDERATION**: Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2366**: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AMENDING THE LAND USE DESIGNATION OF THE IMPERIAL (HWY 6) AREA ON THE FUTURE LAND USE MAP IN SECTION 5 OF CHAPTER 6 LAND USE PLAN OF THE CITY OF SUGAR LAND COMPREHENSIVE PLAN.

Ruth Lohmer, Redevelopment Planning Manager

Ruth Lohmer, Redevelopment Planning Manager, gave a presentation, made comments, and answered questions from the Council.

A motion to **Approve**, Ordinance No. 2366, was made by Joe Zimmerman and seconded by Suzanne Whatley, the motion **Passed**.

Ayes: Joe Zimmerman, William Ferguson, Carol McCutcheon, Jennifer Lane, Suzanne Whatley, Naushad Kermally, Stewart Jacobson

XI. Public Hearings - Joint

- A. **PUBLIC HEARING 6:00 P.M.**: Receive and hear all persons desiring to be heard on the proposed Redevelopment Concept Plan for Lake Pointe Green, approximately 52 acres in The Lake Pointe Redevelopment District, located on Creek Bend Drive between Fluor Daniel Drive and Lake Pointe Parkway.

Ruth Lohmer, Redevelopment Planning Manager

The Planning and Zoning Commission meeting was called to order by Taylor Landin, Vice Chair, at 6:22 p.m.

All members of the Planning and Zoning Commission were present except for Commissioners Matthew Caligur and Chuck Brown.

Ruth Lohmer, Redevelopment Planning Manager, gave a presentation, made comments, and answered questions from the Council and the Commission.

Mayor Zimmerman opened the public hearing for the City Council meeting at 6:42 p.m. Taylor Landin, Vice Chair, opened the public hearing for the Planning and Zoning Commission meeting at 6:42 p.m.

The following members of the public addressed the City Council and the Planning and Zoning Commission regarding the redevelopment concept plan for Lake Point Green:

- Susan Fortenberry neither spoke in favor of nor opposed the redevelopment concept plan for Lake Point Green.
- Jared Jameson spoke in favor of the redevelopment concept plan for Lake Point Green.
- Kyle Stanley spoke in favor of the redevelopment concept plan for Lake Point Green.
- Robert Karush spoke in favor of the redevelopment concept plan for Lake Point Green.

Taylor Landin, Vice Chair, closed the Planning and Zoning Commission public hearing at 6:55 p.m. Mayor Zimmerman closed the City Council public hearing at 7:01 p.m.

XII. Fact, Findings, and Recommendation - Planning & Zoning Commission

XIII. City Council and City Manager Reports

In accordance with Texas Government Code section 551.0415, City Council Members and the City Manager may provide reports on items of community interest. No action, consideration or discussion will occur regarding these reports.

Mayor Zimmerman and the City Council reported on the events and activities they attended.

No further business was discussed during the meeting. Mayor Zimmerman adjourned the City Council meeting at 7:03 p.m. Taylor Landin, Vice Chair, adjourned the Planning and Zoning meeting at 7:05 p.m.

Linda Mendenhall, City Clerk





City of Sugar Land

Planning & Zoning Commission Minutes

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

Thursday, May 22, 2025
Planning & Zoning Commission Meeting Minutes
City Council Chamber
6:30 PM

I. Attention

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II. Call to Order/Roll Call

The Chair will call the meeting to order, verify the presence of a quorum, and open the business meeting.

Quorum Present: Matthew Caligur, Chuck Brown, Fareena Dawood, Randall Halbrook, Sapana Patel, Mary Smith

Absent: Taylor Landin, Apurva Parikh

III. Public Comment

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

No members of the public addressed the Commission.

IV. Minutes

A. Consideration of and action on the May 12, 2025, and the May 13, 2025, Planning & Zoning Commission meetings

Linda Mendenhall, City Clerk

A motion to **Approve, May 12, 2025 and May 13, 2025 meeting minutes**, was made by Chuck Brown and seconded by Fareena Dawood, the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Fareena Dawood, Sapana Patel, Matthew Caligur

Absent: Taylor Landin, Apurva Parikh

V. Subdivision Plat

A. PRELIMINARY PLAT - RYEHILL PARKWAY SECTION THREE

Consideration of and action on the Ryehill Parkway Street Dedication Section Three Preliminary Plat.

Jessica Echols, Senior Planner

Jessica Echols, Senior Planner, gave a presentation, made comments, and answered questions from the Commission.

The Commission approved the Ryehill Parkway Street Dedication Section Three Preliminary Plat with the following conditions:

- Show existing 30-foot drill site access easement (C.F. No. 2024001915 O.P.R.F.B.C.) on the face of the final plat.
 - As required by Sugar Land Development Code, Chapter 5, Article I, Section 5-4. A., Section 5-4. C., and Section 5-11. K.; Development Application Handbook, Section 4, Graphic Requirements; and Development Application Handbook, Section 4, Preliminary Plat Checklist
- Include custom note for the abandonment of the 30-foot drill site access easement (C.F. No. 2024001915 O.P.R.F.B.C.) that may fall within this future right-of-way and fill in the recordation number (F.B.C. Clerk's File No.) once the abandonment document has been recorded.
 - As required by Development Code, Chapter 5, Article I, Section 5-4. A., Section 5-4. C., and Section 5-11. K.; Development Application Handbook, Section 4, Preliminary Plat Checklist; Development Application Handbook, Section 4, Graphic Requirements; and Development Application Handbook, Section 4, Master Notes List for Plats in the ETJ and City Limits of Sugar Land

A motion to **Approve with conditions, Ryehill Parkway Street Dedication Section Three Preliminary Plat**, was made by Matthew Caligur and seconded by Mary Smith, the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Fareena Dawood, Sapana Patel, Matthew Caligur

Absent: Taylor Landin, Apurva Parikh

B. PRELIMINARY PLAT - RYEHILL SECTION FOUR

Consideration of and action on the Ryehill Section Four Preliminary Plat.

Jessica Echols, Senior Planner

Jessica Echols, Senior Planner, gave a presentation, made comments, and answered questions from the Commission.

A motion to **Approve, Ryehill Section Four Preliminary Plat**, was made by Matthew Caligur and seconded by Chuck Brown, the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Fareena Dawood, Sapana Patel, Matthew Caligur

Absent: Taylor Landin, Apurva Parikh

C. **FINAL PLAT - RYEHILL SECTION TWO**

Consideration of and action on the Ryehill Parkway Street Dedication Section Two Final Plat.

Jessica Echols, Senior Planner

Jessica Echols, Senior Planner, gave a presentation, made comments, and answered questions from the Commission.

The Commission approved the Ryehill Parkway Street Dedication Section Two Final Plat with the following conditions:

- Fill in the recordation number (F.B.C. Clerk's File No.) for the abandonment of the 30-foot drill site access easement (C.F. No. 2024001915 O.P.R.F.B.C.) in Master Note 40.
 - As required by Development Code, Chapter 5, Article I, Section 5-4. A., Section 5-4. C., and Section 5-11. K.; Development Application Handbook, Section 4, Final Plat Checklist; Development Application Handbook, Section 4, Graphic Requirements; and Development Application Handbook, Section 4, Master Notes List for Plats in the ETJ and City Limits of Sugar Land.
- Remove the 30-foot drill site access easement (C.F. No. 2024001915 O.P.R.F.B.C.) from right-of-way on the face of the plat.
 - As required by Development Code, Chapter 5, Article I, Section 5-4. A., Section 5-4. C., and Section 5-11. K.; Development Application Handbook, Section 4, Graphic Requirements; and Development Application Handbook, Section 4, Final Plat Checklist
- Remove the 10-foot HL&P Easement with/ 20-foot by 20-foot AE Centered from the face of the plat.
 - As required by Development Code, Chapter 5, Article I, Section 5-4. A., Section 5-4. C., and Section 5-11. K.; Development Application Handbook, Section 4, Graphic Requirements; and Development Application Handbook, Section 4, Final Plat Checklist
- Correct the jurisdictional boundary between the City of Sugar Land's ETJ and the City of Rosenberg's city limits outside the plat boundary to reflect official boundary data.
 - As required by Development Code, Chapter 5, Article I, Section 5-4. A., Section 5-4. C., and Section 5-11. K.; and Development Application Handbook, Section 4, Graphic Requirements.

A motion to **Approve with conditions, Ryehill Street Dedication Section Two Final Plat**, was made by Matthew Caligur and seconded by Fareena Dawood, the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Fareena Dawood, Sapana Patel, Matthew Caligur

Absent: Taylor Landin, Apurva Parikh

D. FINAL PLAT - RYEHILL SECTION 2A

Consideration of an action on the Ryehill Section 2A Final Plat.

Jessica Echols, Senior Planner

Jessica Echols, Senior Planner, gave a presentation, made comments, and answered questions from the Commission.

The Commission approved the Ryehill Parkway Street Dedication Section Two Final Plat with the following conditions:

- Approval and Recordation of Ryehill Parkway Street Dedication Section Two Final Plat prior to the recordation of Ryehill Section 2A Final Plat to ensure recorded access is provided.
- As required by Development Code, Chapter 5, Article I, Section 5-4. A., Section 5-4. C., Section 5-11. K., and Section 5-21. 6.; and Development Application Handbook, Section 4, Graphic Requirements.

A motion to **Approve with conditions, Ryehill Section 2A Final Plat**, was made by Matthew Caligur and seconded by Mary Smith, the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Fareena Dawood, Sapana Patel, Matthew Caligur

Absent: Taylor Landin, Apurva Parikh

VI. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting May 13, 2025

Sapana Patel, Commissioner

Commissioner Sapana Patel attended and reported on the May 13, 2025 City Council meeting.

B. City Staff Report

- Calendar of Scheduled Meetings and Events

Lisa Kocich-Meyer, Director of Planning & Development Services

Lisa Kocich-Meyer, Director of Planning & Development Services, reported on scheduled upcoming meetings and events.

VII. Adjournment

A motion to **Adjourn at 7:03 p.m.**, was made by Matthew Caligur and seconded by Fareena Dawood, the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Fareena Dawood, Sapana Patel, Matthew Caligur

Absent: Taylor Landin, Apurva Parikh

Linda Mendenhall, City Clerk





Planning & Zoning Commission Agenda Request

June 26, 2025

Agenda Request No: V.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Robert Wilson, Assistant City Engineer

Presented by: Robert Wilson, Assistant City Engineer

Responsible Department: Engineering

Agenda Caption:

RECOMMENDATION ON PROPOSED FISCAL YEAR 2026-2030 CAPITAL IMPROVEMENT PROGRAM

Consideration of and action on a recommendation for the proposed Fiscal Year 2026-2030 Capital Improvement Program, to the Members of City Council.

Recommended Action:

Recommendation of approval to the Mayor and City Council on the Fiscal Year 2026-2030 Capital Improvement Program.

Executive Summary:

The City's infrastructure system and assets must be constantly maintained through rehabilitation, replacement/upgrades, and be expanded to meet mandates and facilitate our community's growth. These improvements are funded by the Capital Improvement Program (CIP). Improvements to existing or new assets are created through the CIP program to meet the needs of citizens and the community and maintain the level of service provided to our residents. Through this process, parks are constructed, roads are constructed or widened, water and sewer lines are upgraded to meet growth demand in certain areas, and buildings are constructed for City services.

Each year, staff identifies the needs of the City based on studies, master plans, citizen requests, mandates, and City Council goals. A list of new projects that require such improvements is identified to meet the needs of our residents. The Planning and Zoning Commission (P&Z) is involved in the decision-making process for the growth and development of the City and, therefore, has a role in the CIP development process, which is to make recommendations to the City Council. P&Z is also involved in the adoption and amendment of the Comprehensive Plan, which includes the Land Use Plan; Thoroughfare Plan; Parks, Recreation and Open Space Master Plan; Water and Wastewater Master Plans; and the Facilities Master Plan. These plans get implemented through the development process on the private side and through the CIP process on the public side.

The City of Sugar Land Charter requires the Planning & Zoning Commission to provide a recommendation on the CIP project list prior to City Council consideration.

Budget

Expenditure Required: 0

Current Budget: 0

Additional Funding: 0

Funding Source: N/A

Account Number (ORG-OBJ-Project): N/A

Attachments

1. FY26-30 Project Summary

Proposed FY26-30 CIP Project Summary List

	Project #	Project Title	Description	Justification	Strategic Outcome Area	Project Reference
AIRPORT	CAP2601	Rental Car and Vertiport Parking Lot	Design and construct parking lot South of the terminal parking lot to increase parking capacity.	Expansion of the parking area will allow the increase of rental car revenue and add capacity to the parking area of the main lot at the airport.	Economy: Thriving and Vibrant	Airport Development Plan
	CAP2701	Administration Building & Terminal Renovation	Design renovations to the main terminal and new administration building.	The airport main terminal needs additional space to offer additional services, expand existing services and office space. Administration staff would be moved to a new building to open space in the main terminal building.	Economy: Thriving and Vibrant	Airport Development Plan
	CAP2901	Southeast Development Feasibility Study and Design	Conduct a comprehensive survey of the area, including analysis of floodplain boundaries and existing drainage conditions. Based on these findings, provide a detailed recommendation for potential development options that account for the site's spatial and drainage limitations. The goal is to identify and optimize the highest and best use of this property to support the long-term operational and economic objectives of the Airport.	The Airport is nearing full capacity on all build-ready sites designated for hangar development. As both national and local demand for hangar space continues to grow, we have seen significant interest from private developers and companies seeking space at the Airport. Currently, we maintain a waiting list for corporate hangars and an interest list for parties interested in future development opportunities. However, the lack of additional build-ready sites has hindered our ability to expand ramp areas and accommodate further hangar construction. While there is undeveloped land available on the southeast side of the Airport, the site presents challenges related to physical limitations and drainage impacts. To move forward strategically, the Airport is seeking to partner with a qualified consultant to assess the feasibility of developing this area and to provide informed recommendations. The results of this analysis will guide our decision-making, particularly in determining whether the Smithville Tract should be reserved for ramp overflow only and whether the adjacent land near Highway 6 and Highway 90 could support hangar development if drainage concerns can be addressed. Expanding hangar capacity and increasing the number of based aircraft not only supports aviation demand but also brings direct economic benefits to the Airport and the surrounding community.	Economy: Thriving and Vibrant	Airport Development Plan
DRAINAGE	CDR2601	SH 6 at Brooks St Drainage Modifications	Enlarge storm sewer main line on First Colony Blvd from Ditch F to SH 6 to reduce ponding depths on SH 6 during rain events.	SH 6 at Brooks Street experiences localized street ponding exceeding the City's drainage criteria during rain events. In 2022, a drainage study was conducted to analyze the existing drainage system and recommend modifications.	Infrastructure: Sustainable & Resilient	2022 Drainage Study
	CDR2602	Chatham at McAllister Drainage Modifications	Upsize storm sewer trunkline along Chatham Ave from Telfair Community Park to McAllister and trunk lines along Greyben, Furman, Somerset, Olmstead, Pickney, Whitman, Ogden	The City has received multiple concerns due to storm sewer performance in this area. The City completed a drainage study in 2023 that recommended improvements to the storm sewer system to reduce impacts seen under the current rainfall standards.	Infrastructure: Sustainable & Resilient	2023 Drainage Study
	CDR2701	Austin Parkway Drainage Modifications	Replace drainage system from Ditch C-1 in LID 2 to East of Mesquite Dr	This project includes drainage improvements from a 2018 drainage study. This area experiences flooding during events due to under capacity storm sewer.	Infrastructure: Sustainable & Resilient	2018 Drainage Study
	CDR3001	Citywide Drainage Studies	Conduct drainage studies, analysis and advance modeling to aid the City in identifying future drainage projects and to conduct localized drainage improvements at various locations.	The Gulf Coast Region has experienced several major storm events over the past several years and it is projected the region will continue to see storms of historic levels.	Infrastructure: Sustainable & Resilient	Master Drainage Plan

Proposed FY26-30 CIP Project Summary List

	Project #	Project Title	Description	Justification	Strategic Outcome Area	Project Reference
MOBILITY	CMB2601	Burney/Main Sidewalk Widening to 7th St & Intersection Modification at Stadium Dr	Potential realignment of Stadium Dr. at Burney Rd.; Multimodal safety improvements (widening of current sidewalk to a sidepath and connecting gaps from Stadium Dr. to 7th St.) along Burney Rd. /Main St. for current and anticipated increase in traffic due to the Imperial redevelopment. Needs traffic study for possible roundabout or other intersection treatment to address traffic congestion.	Concerns from the public about the traffic flow blockages and back-ups during peak travel times.	Transportation: Connected & Convenient	Mobility Master Plan
	CMB2602	Austin Parkway Reconstruction Phase I	Street reconstruction, installation of a 10-ft. sidepath on one side of street from Williams Trace to Lexington Blvd. (FBC and City Managed)	Austin Parkway is an aging roadway. This project will reconstruct the roadway as part of the City's street asset management program.	Transportation: Connected & Convenient	Pavement Maintenance and Management Program
	CMB2603	Austin Parkway Reconstruction Phase II	Street reconstruction; install 10-ft. sidepath on one side of street, potential roundabout at Austin Pkwy & Commonwealth intersection from Williams Trace to Commonwealth Blvd. (FBC and City Managed)	Austin Parkway is an aging roadway. This project will reconstruct the roadway as part of the City's street asset management program.	Transportation: Connected & Convenient	Pavement Maintenance and Management Program
	CMB2604	Major Street Rehabilitation	Reconstruction of major roadways identified as part of the Pavement Management and Maintenance Program at various locations around the city.	The Pavement Management and Maintenance Program (PMMP) was developed to assist in extending the usable life of pavement infrastructure through strategic maintenance practices including pavement replacement. In addition, the 2023 Citizens Satisfaction Survey listed condition of streets as the number one service that should receive the most emphasis over the next two years.	Transportation: Connected & Convenient	Pavement Maintenance and Management Program
	CMB2801	Mobility Program Project Implementation	Continued investment in AI and Connected Vehicle programs. Infrastructure to support additional data and processing needs, Update to the ITS Masterplan and ongoing implementation current done in 2020 due for update in 2025	Mobility concerns in the City have increased due to development. Resident feedback shows traffic and mobility concerns are one of the highest issues in the City currently.	Transportation: Connected & Convenient	Mobility Master Plan
	CMB2802	Dulles Avenue Sidewalk Widening & Pedestrian Bridges	Install 10-ft wide sidepath on one side of street; install pedestrian bridge over American Canal near Riverbend Country Club; install pedestrian bridge over Ditch B; Dulles Ave midblock crossing connection to Missouri City Oyster Creek Trail w/pedestrian bridge over Oyster Creek. (FBC and City Managed)	Dulles Ave. was identified in the Mobility Master Plan (score 37.5) as a high priority corridor for improvements. Due to its close proximity to the Dulles school campus complex, high speed traffic, and well worn pedestrian paths indicating the dire need for sidewalk improvements. This project expands on recent improvements done near the intersection at Avenue E by enhancing connectivity and safety for pedestrians and bicyclists along Dulles Ave. south to Oyster Creek.	Transportation: Connected & Convenient	Mobility Master Plan
	CMB2803	Sweetwater Blvd Reconstruction Phase I	Street reconstruction, install 10-ft. wide sidepath on one side of street from Austin Parkway to Palm Royale, including connection to First Colony Trail project. (FBC and City Managed)	Sweetwater Blvd is an aging roadway. This project will reconstruct the roadway as part of the City's street asset management program.	Transportation: Connected & Convenient	Pavement Maintenance and Management Program
	CMB2804	Sweetwater Blvd Reconstruction Phase II	Street reconstruction; install 10-ft. wide sidepath on one side of street, from Palm Royale to Town Center Blvd; install pedestrian bridge over Ditch A near Clements HS. (FBC and City Managed)	Sweetwater Blvd is an aging roadway. This project will reconstruct the roadway as part of the City's street asset management program.	Transportation: Connected & Convenient	Pavement Maintenance and Management Program

Proposed FY26-30 CIP Project Summary List

	Project #	Project Title	Description	Justification	Strategic Outcome Area	Project Reference
MOBILITY	CMB2805	Lexington Blvd Reconstruction Phase I	Street reconstruction; install sidepath on one side of street from Austin Parkway to SH6. (FBC and City Managed)	Lexington Blvd is an aging roadway. This project will reconstruct the roadway as part of the City's street asset management program.	Transportation: Connected & Convenient	Pavement Maintenance and Management Program
	CMB2806	Lexington Blvd Reconstruction Phase II	Street reconstruction, install sidepath on one side of street from Oxbow to Austin Pkwy. (FBC and City Managed)	Lexington Blvd is an aging roadway. This project will reconstruct the roadway as part of the City's street asset management program.	Transportation: Connected & Convenient	Pavement Maintenance and Management Program
	CMB2807	Settlers Way Blvd Reconstruction	Street reconstruction, install of a 10-ft. wide sidepath on one side of street from Austin Parkway to SH 6. (FBC and City Managed)	Settlers Way Blvd is an aging roadway. This project will reconstruct the roadway as part of the City's street asset management program.	Transportation: Connected & Convenient	Pavement Maintenance and Management Program
	CMB3001	Lake Pointe to Sugar Land Town Center Connection	The City is currently conducting a Livable Centers Study that includes the US 59/SH6 intersection, along with an Aerial Gondola feasibility study of this area. Both will provide possible solutions to address pedestrian and bicyclist mobility and safety between the two activity centers.	This area of Sugar Land is dissected by the intersection of US 59 and SH 6, which has been identified as the busiest and most congested intersection in the City. This intersection is a key crossing connecting the north and south portions of the central Sugar Land area and has been identified as one of the major barriers for pedestrian and bicycle connectivity. Over the past several years, the community has expressed safety concerns for pedestrians and bicycles crossing in this area and the desire to have safe and accessible multimodal connections between these two activity centers.	Transportation: Connected & Convenient	Mobility Master Plan
	CMB3002	Trail System Connections, Additional Routes & Sidewalk Widening	Connection of Trail System for: 1. Gillingham Lane – Sidewalk Widening & Gaps (from W. Airport to Lakeview Dr.); 2. Sugar Land Trail & Brooks Street to First Colony Sidepath Extension – Soldiers Field Connection; 3. Lexington Blvd. Sidepath Connection along University to Wentworth Ave.	The Mobility Master Plan includes build out of a trail system for residents as part of the multi-modal network. This project builds connections that are missing along roadways to interconnect trail networks.	Transportation: Connected & Convenient	Mobility Master Plan
MUNICIPAL	CMU2801	Field Maintenance Facility	Design and construct a dedicated field operations maintenance facility, including workspace for different City operations across departments and associated facilities.	There is a need across all of the division with field staff (Parks, Utilities, PW, ROW, Facilities, etc.) to have a building where they can repair items they work on. Many of these staff utilize their tailgate on their truck. This is extremely inefficient and can be dangerous to our staff. This building would have various work benches and equipment to adequately work. This would be similar to fabrication shop in which there are welders, grinders, drills, etc. (Ag/Mechanic Shop). This building would also be "field employee" centric. There would be showers, lockers, and adequate resources for field staff.	Government: Respected & Influential	Facilities Master Plan
PARKS	CPK2701	Parks Rehabilitation Project	Rehabilitate existing parks in the City including improvements to Imperial Park, City Park, Lost Creek Park and Mesquite Park. Design new park facilities in 65 acres of city-owned parkland in the Telfair community.	City parks have aging infrastructure that needs to be rehabilitated to continue to support the community needs.	Culture: Dynamic & Fun	Parks Master Plan
SURFACE WATER	CSW2001	Surface Water Treatment Plant Expansion	Preliminary Engineering Report (PER), design and construction of the Surface Water Treatment Plant expansion from its current rated capacity of 10.85 MGD to 16 MGD.	Fort Bend Subsidence District requires the City to convert to 60% surface water supply by 2027. To meet this second phase surface water conversion requirement, the existing Surface Water Treatment Plant will need to be expanded as identified in the recommendations of the Integrated Water Resources Plan (IWRP). City will use conversion credits to postpone construction for two years.	Infrastructure: Sustainable & Resilient	Utilities Master Plan

Proposed FY26-30 CIP Project Summary List

	Project #	Project Title	Description	Justification	Strategic Outcome Area	Project Reference
SURFACE WATER	CSW2002	Surface Water Treatment Plant Expansion - Transmission Lines	Conduct an engineering assessment to identify the required size of the transmission line, most feasible route and any easement needs. Project also includes design and construction of the surface water transmission line.	Fort Bend Subsidence District requires the City to convert to 60% surface water supply by 2027. To meet this second phase surface water conversion requirement, the treated surface water will be delivered to additional groundwater plants in the City main system and extended into New Territory per the recommendations of the Integrated Water Resource Plan (IWRP).	Infrastructure: Sustainable & Resilient	2020 FNI Study
	CSW2101	Surface Water Treatment Plant Expansion - Groundwater Plant Improvements	Conduct Preliminary Engineering (PER), design and construction for the City main system and existing Homeward Way, Woodchester, and Austin Parkway groundwater plants to prepare for the second phase of the surface water conversion, including identified storage needs, pumping capacity assessments, and surface water and ground water blending study.	Fort Bend Subsidence District requires the City to convert to 60% surface water supply by 2025. To meet this second phase requirement, the treated surface water will be delivered to Woodchester and Austin Parkway groundwater plants in the City main system and extended to Homeward Way groundwater plant in the New Territory system per the recommendation of the Integrated Water Resources Plan (IWRP).	Infrastructure: Sustainable & Resilient	Integrated Water Resources Plan
	CSW2601	Surface Water Treatment Plant Rehabilitation Phase 2	Phase 2 is focused on the treatment module improvements, pump and check valve replacements, membrane replacements, and residual solids handling improvements. This includes chain and flight sludge collectors replacements, flocculator motor and drive replacements, finished water sample pump replacements, check valve replacements, membrane strainer isolation improvements, CIP room ventilation improvements, loading area improvements at the solids handling building, and polymer missing skid replacements. Additionally, replacement of the membrane filters.	The Surface Water Treatment Plant (SWTP) was constructed in 2013. As the facility has aged, staff has identified equipment which needs repairs or replacements. These improvements to the SWTP were identified in the City of Sugar Land Surface Water Treatment Plant Capital Improvement Planning and Cost Development Technical Memorandum. Recommendations are identified in two phases. Phase 2 is focused on the treatment module improvements, pump and check valve replacements, membrane replacements, and residual solids handling improvements.	Infrastructure: Sustainable & Resilient	SWTP CIP and Cost Development Technical Memorandum
	CSW2602	Public Works Building	The Public Works campus at Gillingham includes staffing form Utilities, Public Works, Fleet and Animal Services totaling over 200 staff. In December 2023, the City purchased an additional 2.32 acres adjacent to the campus at the corner of Gillingham Lane and Lakeview. This project would build a new Public Works building to house Utility staff.	The purchase of the property in December 2023 was a significant benefit to the City as the undeveloped property is adjacent to the existing Public Works campus and allows for an expansion of the Campus. The expansion is needed to properly house existing employees, provide proper spacing for equipment storage, and allow for the proper planning for the future to continue to exceed service level expectations for the residents and businesses.	Infrastructure: Sustainable & Resilient	Utilities Master Plan
	CSW2603	Water South of the Brazos - Reclaimed Transmission Line to Greatwood	This project is the associated transmission lines to serve the to serve non-potable water to fill amenity lakes and irrigation needs on the south side of the Brazos River. The reclaimed water facility will be co-located at the new wastewater treatment plant on FM2759.	Reclaimed water was identified in the Integrated Water Resource Plan as a recommended water supply to meet the Fort Bend Subsidence District groundwater regulations	Infrastructure: Sustainable & Resilient	Development Agreement
	CSW2701	North WWTP Reuse PER	Study the reclaimed water facility at the North Wastewater Treatment Plant that will assist in the continued compliance with Fort Bend Subsidence District (FBSD) regulations and efficient use of the City's water resources operations at the plant.	The Integrated Water Resources Plan (IWRP) recommended a robust combination of management strategies, policies and capital improvement projects that will provide increase use of surface water through an expansion of the Surface Water Treatment Plan, expanding the reclaimed water system, and projects focused on demand reduction.	Infrastructure: Sustainable & Resilient	Integrated Water Resources Plan

Proposed FY26-30 CIP Project Summary List

	Project #	Project Title	Description	Justification	Strategic Outcome Area	Project Reference
SURFACE WATER	CSW3001	Reclaimed Water South of the Brazos Phase II	This project is the second phase of the reclaimed water treatment facility to serve non-potable water to fill amenity lakes and irrigation needs on the south side of the Brazos River. It will be co-located at the new wastewater treatment plant on FM2759.	The City signed a development agreement in December 2023 to serve retail water, wastewater and reclaimed water to the Shouse tract south of FM 2759. The development will be utilizing reclaimed water from the wastewater treatment plant to provide water for irrigation of common spaces and fill amenity lakes. Reclaimed water was identified in the Integrated Water Resource Plan as a recommended water supply to meet the Fort Bend Subsidence District groundwater regulations.	Infrastructure: Sustainable & Resilient	Development Agreement
	CSWCONT	Surface Water Project Contingency	This is a contingency fund set up to utilize for surface water projects based on additional project needs identified through design and construction of rehabilitation or new construction of surface water facilities.	With uncertainties existing around repair costs, sudden changes in pricing for repairs at the facilities exceed the budgeted project amounts. This fund will allow projects to address sudden changes in pricing for repairs on project areas during construction, preventing increased cost of repairs due to delaying projects to add additional funding.	Infrastructure: Sustainable & Resilient	Contingency
WATER	CWA2408	Elevated Storage Tank Rehabilitation	Construction of improvements to the Industrial elevated storage tank.	Timely and proper maintenance of EST's is essential to prolong their useful life. In general, EST's are rehabilitated every 15-years. This rehabilitation addresses asset management of existing infrastructure with the City's Capital Improvement Program.	Infrastructure: Sustainable & Resilient	Asset Management Program
	CWA2508	Water South of the Brazos - Water Line Connection to Greatwood	This project is the transmission line to connect the new groundwater treatment plant to serve potable water to Greatwood and new development on the south side of the Brazos River. It will be located on FM2759.	The City signed a development agreement in December 2023 to serve retail water, wastewater and reclaimed water to the Shouse tract south of FM 2759. A new groundwater treatment plant will be constructed to serve the new development as well as additional growth to the undeveloped areas south of the Brazos River.	Infrastructure: Sustainable & Resilient	Development Agreement
	CWA2601, CWA2805, CWA3006	Groundwater Plant RAD Replacement	This project will include replacement of existing generators and Right Angle Drives (RADs) at the groundwater plants which was recommended in the CIP CWA2204, Emergency Generator Assessment.	Kalluri Group, Inc. completed a condition assessment of the emergency generators and right angle drives (RAD) under CIP CWA2204, Emergency Generator Assessment. That assessment of the emergency RADs at the groundwater plants concluded that several of the are in moderate to poor condition and need attention.	Infrastructure: Sustainable & Resilient	2022 Preliminary Engineering Report
	CWA2602	Groundwater Building Improvements	Design and construction of improvements to the buildings at groundwater plants.	The City operates 12 groundwater plants. These plants are scheduled for rehabilitation through multiple CIP projects. The rehab projects generally do not make improvements to the buildings for things like roof repairs, improvements to the work spaces, and restroom facilities. This project will address immediate needs for the buildings. These buildings house chemicals, pumps, work spaces and lab space. The buildings are also used during emergency weather events to house staff which ensure the plants remain operational.	Infrastructure: Sustainable & Resilient	Asset Management Program

Proposed FY26-30 CIP Project Summary List

	Project #	Project Title	Description	Justification	Strategic Outcome Area	Project Reference
WATER	CWA2603, CWA2705, CWA2805, CWA2904, CWA3005	Well Rehabilitation	Design and construction of scheduled maintenance of water wells for one of the 23 City water wells. Maintenance of water wells includes pulling of pumps from wells and cleaning well screens. Repairs required for the wells and pumps are determined when the wells are pulled. Design and construction of scheduled maintenance of water wells for one of the 23 City water wells. Maintenance of water wells includes pulling of pumps from wells and cleaning well screens. Repairs required for the wells and pumps are determined when the wells are pulled.	Preventative maintenance in accordance with the Well Rehabilitation Plan. Regularly scheduled maintenance is essential to ensure an adequate water supply during periods of peak usage.	Infrastructure: Sustainable & Resilient	Asset Management Program
	CWA2604, CWA2702, CWA2802, CWA2901, CWA3001	Ground Water Plant Rehabilitation	Annual investment in the ground water plants. Work includes: improvements to booster pumps, on site facilities, hydro-pneumatic tanks, yard piping, site grading and drainage. Improvements were identified through the conditions assessment completed prior to annexation.	Scheduled maintenance for water storage tanks is following the Department's Tank Rehabilitation Plan. The interior and exterior coatings are failing and replacement is recommended to extend the life of the tanks. Regularly scheduled maintenance is essential to ensure an adequate water supply during periods of peak usage.	Infrastructure: Sustainable & Resilient	Asset Management Program
	CWA2605, CWA2703, CWA2803, CWA2902, CWA3002	SCADA Improvements	Annual program to maintain the Supervisory Control and Data Acquisition (SCADA) system for the city's utilities. Allows for the continuation of necessary repairs to failed parts of the system.	The City currently operates one surface water treatment plant, 12 groundwater plants, four wastewater treatment plants, and 134 wastewater lift stations. These facilities are monitored and operated by state licensed operators and technicians. Real-time monitoring and control of the facilities is provided by a remote SCADA system. This project is critical to the success of the city's facilities running efficiently and providing the quality services for the residents.	Infrastructure: Sustainable & Resilient	Asset Management Program
	CWA2606, CWA2704, CWA2804, CWA2903, CWA3003	Ground Storage Tank Rehabilitation	Annual funding for refurbishment of existing ground storage water tanks (GST) at a site to be determined and prioritized by scheduled evaluation and assessment. Work includes structural repairs and modifications as needed, blasting and proper removal of old coatings and	Timely and proper maintenance of GST's is essential to prolong their useful life. In general, GST's are rehabilitated every 15-years. This assessment will help determine the condition of GST's and accordingly program them for rehabilitation with the City's Capital Improvement Program.	Infrastructure: Sustainable & Resilient	Asset Management Program
	CWA2607, CWA2805, CWA3004	Water Distribution System Rehabilitation	A waterline replacement analysis was conducted based on maintenance records to prioritize the water line rehabilitation. The biennial project include design and construction of distribution system water lines to replace aged and high maintenance existing waterlines. Design in one year and construction in the next year.	A review and evaluation of maintenance records and distribution system infrastructure inventory determined the proposed areas require the highest level of maintenance in the system. Rehabilitation will improve water quality service.	Infrastructure: Sustainable & Resilient	Asset Management Program
	CWA2608, CWA2801	Public Works Building	The Public Works campus at Gillingham includes staffing form Utilities, Public Works, Fleet and Animal Services totaling over 200 staff. In December 2023, the City purchased an additional 2.32 acres adjacent to the campus at the corner of Gillingham Lane and Lakeview. This project would build a new Public Works building to house Utility staff.	The purchase of the property in December 2023 was a significant benefit to the City as the undeveloped property is adjacent to the existing Public Works campus and allows for an expansion of the Campus. The expansion is needed to properly house existing employees, provide proper spacing for equipment storage, and allow for the proper planning for the future to continue to exceed service level expectations for the residents and businesses.	Infrastructure: Sustainable & Resilient	Utilities Master Plan

Proposed FY26-30 CIP Project Summary List

	Project #	Project Title	Description	Justification	Strategic Outcome Area	Project Reference
WATER	CWA2706	Elevated Storage Tank Rehabilitation	Design and construction of improvements to the elevated storage tanks.	Timely and proper maintenance of EST's is essential to prolong their useful life. In general, EST's are rehabilitated every 15-years. This assessment will help determine the condition of EST's and accordingly program them for rehabilitation with the City's Capital Improvement Program.	Infrastructure: Sustainable & Resilient	Asset Management Program
	CWA3007	Water South of the Brazos Phase II	This project is the second phase of a groundwater treatment plant to serve potable water to Greatwood, the Shouse tract and new development on the south side of the Brazos River. It will be located on FM2759.	The City signed a development agreement in December 2023 to serve retail water, wastewater and reclaimed water to the Shouse tract south of FM 2759. A new groundwater treatment plant will be constructed to serve the new development as well as additional growth to the undeveloped areas south of the Brazos River.	Infrastructure: Sustainable & Resilient	Development Agreement
	CWACONT	Water Project Contingency	This is a contingency fund set up to utilize for water projects based on additional project needs identified through design and construction of rehabilitation or new construction of water facilities.	With uncertainties existing around repair costs, sudden changes in pricing for repairs at the facilities exceed the budgeted project amounts. This fund will allow projects to address sudden changes in pricing for repairs on project areas during construction, preventing increased cost of repairs due to delaying projects to add additional funding.	Infrastructure: Sustainable & Resilient	Contingency
WASTEWATER	CWW2003	North WWTP Phase 1B and 2A	Replacement of equipment and improvements to the North WWTP for key components identified through operations of the plants. Phase 1A consists of design and construction of improvements and rehabilitation to the plant's stormwater clarifier system. Phase 1B consists of design and construction of Return Activated Sludge (RAS)/Waste Activated Sludge (WAS) Pump Station, aerated sludge holding tank, sludge dewatering building and equipment and solids odor control.	The operators of the treatment plant have made recommendations for upgrades of different components of the facilities. The improvements will increase water quality, increase plant efficiencies, and reduce life cycle costs.	Infrastructure: Sustainable & Resilient	Assessment of WW Treatment Plant Operations
	CWW2312	South WWTP Odor Control Improvements	Based on CIP CWW2101's recommendation to design and construct a full scale odor control system at the city's South Wastewater Treatment Plant (SWWTP). The project includes replacing the existing cover plate system over the headworks process and drawing odorous air through a bio-scrubber with an activated carbon polisher.	To effectively reduce odors and eliminate odor complaints from the nearby residential community. In FY21 an assessment and PER were completed for a new odor control system at the SWWTP.	Infrastructure: Sustainable & Resilient	2021 Odor Control Study
	CWW2404	Lift Station Generator Quick Connects	Design and construct generator quick connections for lift station power during emergency events.	The previous several years impacts from hurricanes and ice storms brought to light the need to be performing routine CIP rehab and replacement for our lift station bypass pumps. This project aims to replace the existing backup systems at lift stations through emergency power generation.	Infrastructure: Sustainable & Resilient	2022 Preliminary Engineering Report
	CWW2504	South of the Brazos Wastewater Treatment Plant Diversion	This project is the wastewater line to divert flow from the existing Greatwood WWTP to the new regional wastewater plant on the south side of the Brazos River. The regional wastewater treatment plant will be located on FM2759.	The City signed a development agreement in December 2023 to serve retail water, wastewater and reclaimed water to the Shouse tract south of FM 2759. The existing Greatwood Wastewater treatment plant will be decommissioned and flows will be redirected to the new regional wastewater treatment plant located on FM 2759.	Infrastructure: Sustainable & Resilient	Development Agreement

Proposed FY26-30 CIP Project Summary List

	Project #	Project Title	Description	Justification	Strategic Outcome Area	Project Reference
WASTEWATER	CWW2601, CWW2702, CWW2801, CWW2901, CWW3001	Collection System Rehabilitation Program	Continue detailed evaluation and design for system deficiencies identified in the 2009 Citywide Inflow & Infiltration Study and 2011 Pre-Design Report of areas that experience sanitary sewer overflows (SSOs) during heavy storm events.	Continue rehabilitation of the sanitary sewer system (mains and manholes) due to high levels of deterioration, grade deficiencies or point failures. Provide an updated plan for the City's collection system rehabilitation program and to comply with TCEQ Sanitary Sewer Overflow (SSO) Program.	Infrastructure: Sustainable & Resilient	Asset Management Program
	CWW2602, CWW2703, CWW2802, CWW2902, CWW3002	Lift Station Rehabilitation Program	Annual rehabilitation of the city's lift stations that have been identified by staff through routine inspections and annual assessments due to aging infrastructure and reliability concerns.	The lift stations are recommended for rehabilitation due to aging infrastructure, reliability concerns, extreme wet well deterioration and pump and control panel wear.	Infrastructure: Sustainable & Resilient	Asset Management Program
	CWW2701	South of the Brazos Wastewater Treatment Plant - Greatwood WWTP Decommissioning	This project will decommission the existing Greatwood wastewater treatment plant.	The City signed a development agreement in December 2023 to serve retail water, wastewater and reclaimed water to the Shouse tract south of FM 2759. The existing Greatwood Wastewater treatment plant will be decommissioned and flows will be redirected to the new regional wastewater treatment plant located on FM 2759.	Infrastructure: Sustainable & Resilient	Development Agreement
	CWW2704, CWW2803, CWW2901, CWW3001	Wastewater Treatment Plant Improvements	Replacement of equipment and improvements to Wastewater Treatment Plants for key components identified through operations of the plants.	The operators of the treatment plant have made recommendations for upgrades of different components of the facilities. The improvements will increase water quality, increase plant efficiencies, and reduce life cycle costs.	Infrastructure: Sustainable & Resilient	Asset Management Program
	CWW3003	South of Brazos Wastewater Treatment Plant Phase II	This project is the second phase of the wastewater treatment plant to serve wastewater to Greatwood, the new Shouse development and additional growth on the south side of the Brazos River. It will be located on FM2759.	The City signed a development agreement in December 2023 to serve retail water, wastewater and reclaimed water to the Shouse tract south of FM 2759. The existing Greatwood Wastewater treatment plant will be decommissioned and flows will be redirected to the new regional wastewater treatment plant located on FM 2759.	Infrastructure: Sustainable & Resilient	Development Agreement
	CWWCONT	Wastewater Project Contingency	This is a contingency fund set up to utilize for wastewater projects based on additional project needs identified through design and construction of rehabilitation or new construction of wastewater facilities.	With uncertainties existing around repair costs, sudden changes in pricing for repairs at the facilities exceed the budgeted project amounts. This fund will allow projects to address sudden changes in pricing for repairs on project areas during construction, preventing increased cost of repairs due to to delaying projects to add additional funding.	Infrastructure: Sustainable & Resilient	Contingency



Planning & Zoning Commission Agenda Request

June 26, 2025

Agenda Request No: VI.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Justin Perez, Agenda Coordinator

Presented by: Mary Smith, Commissioner

Responsible Department: Admin

Agenda Caption:

Planning and Zoning Commission Liaison Report

- City Council Meeting June 3, 2025
- City Council Meeting June 17, 2025

Recommended Action:

Executive Summary:

Budget

Expenditure Required: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: N/A

Account Number (ORG-OBJ-Project): N/A

Attachments

None



Planning & Zoning Commission Agenda Request

June 26, 2025

Agenda Request No: VI.B.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Justin Perez, Agenda Coordinator

Presented by: Lisa Kocich-Meyer, Director of Planning & Development Services

Responsible Department: Admin

Agenda Caption:

City Staff Report

- Calendar of Scheduled Meetings and Events

Recommended Action:

Executive Summary:

Budget

Expenditure Required: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: N/A

Account Number (ORG-OBJ-Project): N/A

Attachments

None