



City of Sugar Land

Planning & Zoning Commission Minutes

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

Thursday, July 24, 2025
Planning & Zoning Commission Meeting Minutes
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. Call to Order

QUORUM PRESENT

The Planning and Zoning Commission meeting was called to order at 6:31 p.m. by Vice Chair Taylor Landin in the absence of the Chair, Matthew Caligur.

Chuck Brown, Randall Halbrook, Fareena Dawood, Sapana Pate, and Taylor Landin were present. Matthew Caligur arrived at 6:32 p.m. Mary Smith and Apurva Parikh were absent.

III. 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.

No members of the public addressed the Commission.

IV. Minutes

A. MINUTES

Consideration of and action on the minutes of the July 8, 2025 meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the minutes of the July 8, 2025 meeting**, was made by Taylor Landin and seconded by Chuck Brown; the motion **Passed**.

Ayes: Chuck Brown, Randall Halbrook, Fareena Dawood, Sapana Patel, Matthew Caligur, Taylor Landin
Absent: Mary Smith, Apurva Parikh

V. Subdivision Plat

A. Consideration of and action on the Final Plat for Ryehill Section 2B.

Jessica Echols, Senior Planner

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

A motion to **Approve the Ryehill Section 2B Final Plat**, was made by Matthew Caligur and seconded by Taylor Landin; the motion **Passed**.

Ayes: Chuck Brown, Randall Halbrook, Fareena Dawood, Sapana Patel, Matthew Caligur, Taylor Landin
Absent: Mary Smith, Apurva Parikh

B. Consideration of and action on the Final Plat for Ryehill Section Three.

Jessica Echols, Senior Planner

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

A motion to **Approve the Ryehill Section Three Final Plat**, was made by Matthew Caligur and seconded by Fareena Dawood; the motion **Passed**.

Ayes: Chuck Brown, Randall Halbrook, Fareena Dawood, Sapana Patel, Matthew Caligur, Taylor Landin
Absent: Mary Smith, Apurva Parikh

VI. Public Hearings

A. PUBLIC HEARING 6:30 P.M.: Receive and hear all persons desiring to be heard on the proposed Conditional Use Permit for the expansion of an existing Private School (Elementary, Middle, and High) at 1201 Lakeview Drive and 1250 Seventh Street, further described as a subdivision of 21.52 acres located in the Brown and Belknap League, A-15, City of Sugar Land, Fort Bend County, Texas.

Review of and discussion on the proposed Conditional Use Permit for the expansion of an existing Private School (Elementary, Middle, and High) at 1201 Lakeview Drive and 1250 Seventh Street, further described as a subdivision of 21.52 acres located in the Brown and Belknap League, A-15, City of Sugar Land, Fort Bend County, Texas.

Jessica Echols, Senior Planner

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

Matthew Caligur, Chair, opened the public hearing at 6:58 p.m. Mindy Stubbs, Shelley Pizzitola, and Linda Wright addressed the Commission and spoke in favor of this agenda item. The public

hearing was closed by Matthew Caligur, Chair, at 7:07 p.m. Commissioner Chuck Brown recused himself from this item at 6:41 p.m. and returned to the meeting at 7:19 p.m.

VII. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting July 15, 2025

Chuck Brown, Commissioner

Commissioner Chuck Brown attended and reported on the July 15, 2025, City Council meeting.

B. City Staff Report

- Calendar of Scheduled Meetings and Events

Lisa Kocich-Meyer, Director of Planning & Development Services

Jessica Rodriguez, Assistant Director of Planning and Development Services, reported on upcoming meetings and events.

VIII. Adjournment

A motion to **Adjourn at 7:21 p.m.**, was made by Matthew Caligur and seconded by Taylor Landin; the motion **Passed**.

Ayes: Chuck Brown, Randall Halbrook, Fareena Dawood, Sapana Patel, Matthew Caligur, Taylor Landin

Absent: Mary Smith, Apurva Parikh