



City of Sugar Land

Planning & Zoning Commission Minutes

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

Tuesday, August 12, 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

Chuck Brown, Mary Smith, Randall Halbrook, Apurva Parikh, Matthew Caligur, and Taylor Landin were present. Fareena Dawood, Sapana Patel 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 24, 2025 meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the minutes of the July 24, 2025 meeting**, was made by Taylor Landin and seconded by Matthew Caligur; the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Apurva Parikh, Matthew Caligur, Taylor Landin

Absent: Fareena Dawood, Sapana Patel

V. Subdivision Plat

A. RYEHILL SECTION ONE FINAL PLAT

Consideration of and action on the Ryehill Section One Final Plat.

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 One Final Plat**, was made by Chuck Brown and seconded by Taylor Landin; the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Apurva Parikh, Matthew Caligur, Taylor Landin

Absent: Fareena Dawood, Sapana Patel

VI. Fact, Findings, and Recommendation

A. CONDITIONAL USE PERMIT FOR THE EXPANSION OF FORT BEND CHRISTIAN ACADEMY

Consideration of and action on a recommendation for a proposed Conditional Use Permit for the expansion of Fort Bend Christian Academy, located at 1201 Lakeview Drive and 1250 Seventh Street, to the Members of City Council.

Jessica Echols, Senior Planner

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

The Planning and Zoning Commission approved the Fort Bend Christian Academy Conditional Use Permit with the following conditions:

- Site to be developed in accordance with the attached Overall Site Plan
- Traffic flow and vehicular stacking must comply with the attached Traffic Circulation Plan. The drop-off and pick-up times detailed on the Traffic Circulation Plan must be maintained, and the school shall continue to contract with police officers to enforce the turn restrictions.
- The Lower/Middle School has a maximum enrollment of 570 students.

Commissioner Chuck Brown recused himself at 6:35 p.m. He did not vote on this agenda item and returned at 6:49 p.m.

Commissioner Taylor Landin retracted his initial motion for the approval of the Fort Bend Christian Academy Conditional Use permit. A second motion to approve the Fort Bend Christian Academy Conditional Use Permit was made by Commissioner Matthew Caligur.

A motion to **Approve the Fort Bend Christian Academy Conditional Use Permit**, was made by Matthew Caligur and seconded by Taylor Landin; the motion **Passed**.

Ayes: Mary Smith, Randall Halbrook, Apurva Parikh, Matthew Caligur, Taylor Landin

Abstain: Chuck Brown

Absent: Fareena Dawood, Sapana Patel

VII. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting August 5, 2025

Matthew Caligur, Chair

Matthew Caligur, Chair, attended and reported on the August 5, 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, and Lisa Kocich-Meyer, Director of Planning and Development Services, reported on upcoming meetings and events.

VIII. Adjournment

A motion to **Adjourn at 6:52 p.m.**, was made by Taylor Landin and seconded by Mary Smith, the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Apurva Parikh, Matthew Caligur, Taylor Landin

Absent: Fareena Dawood, Sapana Patel