



City of Sugar Land

Planning & Zoning Commission

Minutes

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

Thursday, February 26, 2026
Planning & Zoning Commission Meeting Minutes
City Council Chamber
6:00 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://youtube.com/live/UUolzJwlVDw?feature=share>. Sugar Land Comcast/Xfinity Cable Subscribers can also tune-in on Channel 16.

II. Call to Order

QUORUM PRESENT

Mary Smith, Randall Halbrook, Apurva Parikh, Sapana Patel, Matthew Caligur, and Bradley Tilton were present. Chuck Brown, Fareena Dawood, and Timothy Hart 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 approval of the minutes of the February 12, 2026, meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the February 12, 2026, minutes**, was made by Sapana Patel and seconded by Apurva Parikh; the motion **Passed**.

Ayes: Mary Smith, Randall Halbrook, Apurva Parikh, Sapana Patel, Matthew Caligur, Bradley

Tilton

Absent: Chuck Brown, Fareena Dawood, Timothy Hart

V. Subdivision Plat

A. ABBEY LAKES SECTION ONE PRELIMINARY PLAT

Consideration of and action on the approval of the Abbey Lakes Section One Preliminary Plat.

Emily Ercius, Planner I

Emily Ercius, Planner I, gave a presentation, made comments, and answered questions from the Commission.

The Planning and Zoning Commission approved the Abbey Lakes Section One preliminary plat with the following conditions:

- Revise the square footage on Block 1, Lot 34 from "6,577" sq/ft to "6,250" sq/ft on the Box Exhibit (Development Application Handbook Section 4 and CoSL Development Code Section 5-10. A.2)
- Revise the "Parkland Taken from Bank" column in the "Parkland Dedication Table" from "0" to "0.32" on both the Box Exhibit and the Face of the Plat (Development Application Handbook Section 4 and CoSL Development Code Section 5-10. A. 2)

A motion to **Approve the Abbey Lakes Section One Preliminary Plat with conditions**, was made by Mary Smith and seconded by Apurva Parikh; the motion **Passed**.

Ayes: Mary Smith, Randall Halbrook, Apurva Parikh, Sapana Patel, Matthew Caligur, Bradley Tilton

Absent: Chuck Brown, Fareena Dawood, Timothy Hart

VI. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting February 17, 2026

Chuck Brown, Commissioner

Matthew Caligur, Chair, reported on behalf of Chuck Brown about the February 17, 2026, 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 meetings and upcoming events.

VII. Adjournment

A motion to **Adjourn at 6:15 p.m.**, was made by Matthew Caligur and seconded by Mary Smith; the motion **Passed**.

Ayes: Mary Smith, Randall Halbrook, Apurva Parikh, Sapana Patel, Matthew Caligur, Bradley Tilton

Absent: Chuck Brown, Fareena Dawood, Timothy Hart

Linda Mendenhall, City Clerk





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I. Attention

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II. Call to Order

QUORUM PRESENT

Chuck Brown, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel, and Matthew Caligur were present. Timothy Hart and Bradley Tilton attended virtually. Mary Smith was absent.

III. Public Comment

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No members of the public addressed the Commission.

IV. Minutes

A. MINUTES

Consideration of and action on the approval of the minutes of the December 9, 2025 meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the minutes of the December 9, 2025 meeting**, was made by Chuck Brown and seconded by Apurva Parikh; the motion **Passed**.

Ayes: Chuck Brown, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel, Matthew Caligur, Timothy Hart, Bradley Tilton
Absent: Mary Smith

V. Workshop

A. IMPERIAL HISTORIC DISTRICT VISION STATEMENT AND GUIDING PILLARS

Report and Update on the Imperial Historic District project.
Devon Rodriguez, Director of Redevelopment

Devon Rodriguez, Director of Redevelopment, gave a presentation, made comments, and answered questions from the Commission.

VI. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting December 16, 2025

Matthew Caligur, Chair

- City Council Meeting January 6, 2026
- City Council Meeting January 20, 2026

Bradley Tilton, Commissioner

- City Council Meeting February 3, 2026

Chuck Brown, Commissioner

Matthew Caligur attended and reported on the December 20, 2025, City Council meeting. Matthew Caligur reported on behalf of Bradley Tilton, who attended the January 6, 2026, and January 20, 2026, City Council meetings. Chuck Brown attended and reported on the February 3, 2026, 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 & Development Services, reported on the upcoming scheduled meetings and events.

VII. Adjournment

Bradley Tilton left the meeting at 6:29 p.m.

A motion to **Adjourn at 6:43 p.m.**, was made by Chuck Brown and seconded by Fareena

Dawood; the motion **Passed**.

Ayes: Chuck Brown, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel,
Matthew Caligur, Timothy Hart

Absent: Mary Smith and Bradley Tilton

Linda Mendenhall, City Clerk

