



City of Sugar Land

Planning & Zoning Commission Agenda

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

Thursday, June 11, 2026
Planning & Zoning Commission Meeting
City Council Chambers
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://youtube.com/live/UDRZ198HR4A?feature=share>. Sugar Land Comcast/Xfinity Cable Subscribers can also tune-in on Channel 16.

II. Call to Order

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.

IV. Minutes

A. MINUTES

Consideration of and action on the approval of the minutes of the May 28, 2026, meeting.

Linda Mendenhall, City Clerk

V. Public Hearings

- A. **PUBLIC HEARING 6:30 P.M.:** Receive and hear all persons desiring to be heard on the proposed rezoning of the 42-acre tract located along Chatham Avenue adjacent to the James Reese Career and Technical Center. The proposed rezoning would rezone the tract from Interim Standard Single-Family Residential (R-1-I) to Standard Single-Family Residential (R-1) for a proposed single-family neighborhood development.

Consideration of and action on a recommendation for the proposed rezoning of the 42-acre tract located along Chatham Avenue adjacent to the James Reese Career and Technical Center. The proposed rezoning would rezone the tract from Interim Standard Single-Family Residential (R-1-I) to Standard Single-Family Residential (R-1) for a proposed single-family neighborhood development.

Ethan Cantu, Principal Planner

VI. Fact, Findings, and Recommendation

- A. **PROPOSED FY 2027-2031 CAPITAL IMPROVEMENT PROGRAM RECOMMENDATIONS**

Consideration of and action on a recommendation for the proposed Fiscal Year 2027-2031 Capital Improvement Program, to the Members of City Council.

Robert Wilson, Assistant City Engineer

VII. Reports

- A. Planning and Zoning Commission Liaison Report

- City Council Meeting June 2, 2026

Mary Smith, Commissioner

- B. City Staff Report

- Calendar of Scheduled Meetings and Events

Lisa Kocich-Meyer, Director of Planning & Development Services

VIII. 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.

Posted on this 4th day of June 2026 at 12:00 P.M.



Planning & Zoning Commission Agenda Request
June 11, 2026

Agenda Request No: IV.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Nicole Fontenette, Agenda & Public Meeting Coordinator

Presented by: Linda Mendenhall, City Clerk

Responsible Department: Admin

Agenda Caption:

MINUTES

Consideration of and action on the approval of the minutes of the May 28, 2026, meeting.

Recommended Action:

Approval of the minutes of the May 28, 2026, meeting.

Executive Summary:

Consideration of and action on the approval of the minutes of the May 28, 2026, 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. 5.28.26 Planning & Zoning Commission Meeting Minutes



City of Sugar Land

Planning & Zoning Commission Minutes

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

Thursday, May 28, 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/dIWsq3ztYDA?feature=share>. 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, Fareena Dawood, Sapana Patel, and Timothy Hart were present. Apurva Parikh, Matthew Caligur, and Bradley Tilton 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 May 14, 2026, meeting.

Linda Mendenhall, City Clerk

The Planning and Zoning Commission approved the minutes with the following correction:

- Timothy Hart was absent and did not vote on agenda item VIII.

A motion to **Approve the minutes of the May 14, 2026 meeting with a correction**, was made by Timothy Hart and seconded by Sapana Patel; the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Fareena Dawood, Sapana Patel, Timothy Hart

Absent: Apurva Parikh, Matthew Caligur, Bradley Tilton

V. Workshop

A. DEVELOPMENT CODE DIAGNOSTIC AND ANALYSIS

Review of and discussion on the Development Code Diagnostic and Analysis.

Jessica Rodriguez, Assistant Director of Planning & Development Services

Jessica Rodriguez, Assistant Director of Planning & Development Services, and Matt Lewis, Simplecity Design, gave a presentation, made comments, and answered questions from the Commission.

VI. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting May 19, 2026

Sapana Patel, Commissioner

Sapana Patel, Commissioner, attended and reported on the May 19, 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 upcoming scheduled meetings and events.

VII. Adjournment

A motion to **Adjourn at 7:31 p.m.**, was made by Fareena Dawood and seconded by Mary Smith; the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Fareena Dawood, Sapana Patel, Timothy Hart

Absent: Apurva Parikh, Matthew Caligur, Bradley Tilton

Linda Mendenhall, City Clerk





Planning & Zoning Commission Agenda Request

June 11, 2026

Agenda Request No: V.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Ethan Cantu, Principal Planner

Presented by: Ethan Cantu, Principal Planner

Responsible Department: Planning and Development Services

Agenda Caption:

PUBLIC HEARING 6:30 P.M.: Receive and hear all persons desiring to be heard on the proposed rezoning of the 42-acre tract located along Chatham Avenue adjacent to the James Reese Career and Technical Center. The proposed rezoning would rezone the tract from Interim Standard Single-Family Residential (R-1-I) to Standard Single-Family Residential (R-1) for a proposed single-family neighborhood development.

Consideration of and action on a recommendation for the proposed rezoning of the 42-acre tract located along Chatham Avenue adjacent to the James Reese Career and Technical Center. The proposed rezoning would rezone the tract from Interim Standard Single-Family Residential (R-1-I) to Standard Single-Family Residential (R-1) for a proposed single-family neighborhood development.

Recommended Action:

Hold a Public Hearing followed by Consideration and Action for a Recommendation of Approval of the rezoning from Interim Standard Single-Family Residential (R-1-I) to Standard Single Family Residential (R-1).

Executive Summary:

The Public Hearing is in regard to the Proposed Rezoning of the 42-acre Tract located along Chatham Avenue adjacent to the James Reese Career and Technical Center. The Proposed Rezoning would change the tract from Interim Standard Single-Family Residential (R-1-I) to Standard Single-Family Residential (R-1).

The 42-acre tract of land is owned by Fort Bend Independent School District (FBISD), but has determined at this time that no additional FBISD uses or facilities will be developed on the tract. FBISD is selling the property and selected an applicant to move forward with purchasing the property. However, establishing a permanent R-1 zoning district on the property is a critical contingency for both parties involved.

The prospective property owner is intending to develop a single-family neighborhood on the tract. Several concepts are under consideration at this time and will fit within the landscape of Telfair and the surrounding area. All concepts can be implemented in the R-1 zoning district and are consistent with the Future Land Use Plan. The proposed rezoning aligns with the City's Comprehensive Plan and Future Land Use Map. This tract sits within an area designated for Suburban Neighborhood development. The proposed R-1 zoning is also consistent with the areas to the east, west, and south of the tract.

Staff supports Consideration and Action recommending Approval of the rezoning from Interim Standard Single-Family Residential (R-1-I) to Standard Single Family Residential (R-1).

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. 42 Acre Tract Telfair Rezoning Staff Report (002)

42- ACRE TRACT TELFAIR REZONING

City staff received a request for the rezoning of a 42-acre property located along Chatham Ave. adjacent to the James Reese Career and Technical Center from Interim Standard Single-Family Residential (R-1-I) to Standard Single-Family Residential (R-1). The property was zoned R-1-I when it was annexed into the City Limits in 2004 with the Telfair development. It has remained R-1-I zoning. The property is also subject to an avigation and noise intrusion easement (F.B.C.O.P.R. 2005109982 and 2005146908) above the property which creates awareness of Sugar Land Regional Airport operations. The avigation and noise intrusion easement does not limit building height due to Airport operations.

The 42-acre tract of land is owned by Fort Bend Independent School District (FBISD). FBISD has determined they have no additional needs for the property and initiated sale of the property. The prospective property owner is intending to develop a single-family neighborhood on the tract. Several concepts are under consideration at this time, and all concepts would be implementable within the R-1 zoning district. The rezoning of the property would remove the interim tag and establish a permanent zoning district on the property.

The proposed rezoning to R-1 is consistent with the City’s Comprehensive Plan and Future Land Use Map. The 42-acre tract sits within an area designated for Suburban Neighborhood development. The proposed R-1 zoning is also consistent with the surrounding areas to the east, west, and south of the tract. The Suburban Neighborhood designation “consists primarily of detached single-family homes on lots less than 1 acre set behind front lawns on residential streets.” (Chapter IV- Land Use Plan pg. 105)

Single-Family Residential (R-1) District Regulations

Minimum Lot Area	6,600 sq. ft.
Minimum Lot Width	60 ft.

42- ACRE TRACT TELFAIR REZONING

Minimum Lot Depth	110 ft.
Minimum Setbacks	Front- 25 ft. Side- 5 ft. Street Side- 20 ft. Rear- 15 ft.
Height	Two and one-half stories, but not more than 35 feet from finished grade.

RECOMMENDATION

Staff supports a recommendation of Approval of the rezoning from Interim Standard Single-Family Residential (R-1-I) to Standard Single Family Residential (R-1) to the Mayor and City Council.

PUBLIC HEARING NOTICE

The Notice of Public Hearing was published in a newspaper of general circulation and on the City of Sugar Land's Internet Home Page. All property owners within 200-feet of the subject property were notified. The 200-foot notification did not capture residentially owned properties or properties owned by FBC MUD 137 or Telfair Homeowner's Association (HOA) but did include FBC LID 17. In order to provide further community outreach, the Telfair HOA and FBC MUD 137 were notified by mail of the public hearing. Staff further communicated via email to the Telfair HOA regarding the public hearing.

A courtesy public hearing sign was placed at the site. The public hearing notice included a link to an online form that can be submitted to provide comments in advance of the meeting. At the time of writing this report, staff has received no inquiries and is not aware of any opposition to the rezoning.

PUBLIC HEARING NOTICE



NOTICE OF PUBLIC HEARING

PROPOSED REZONING FROM STANDARD SINGLE FAMILY RESIDENTIAL INTERIM (R-1-I) TO STANDARD SINGLE FAMILY RESIDENTIAL (R-1) FOR A PROPOSED SINGLE-FAMILY NEIGHBORHOOD DEVELOPMENT

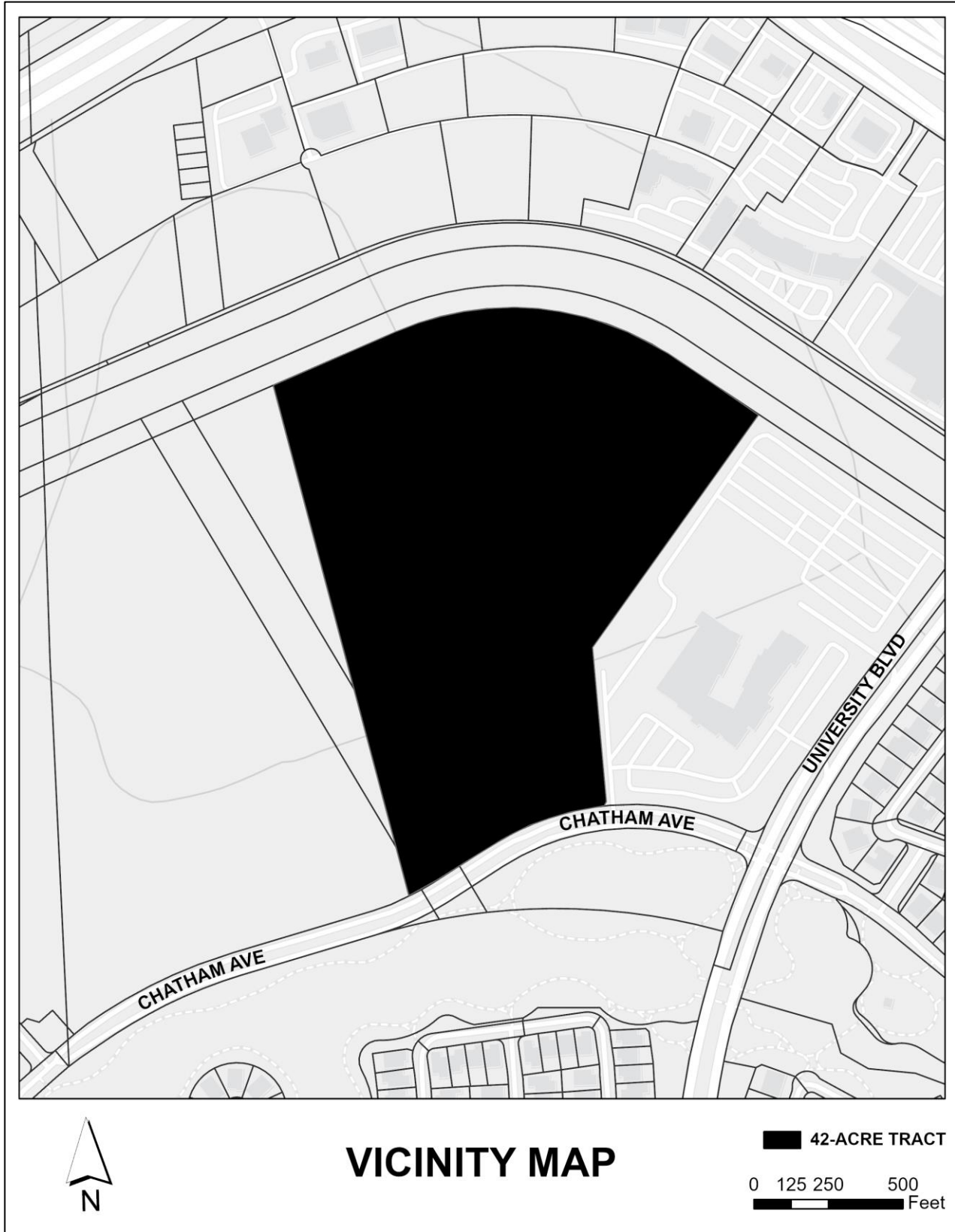
Planning and Zoning Commission Public Hearing 6:30 p.m., June 11, 2026, City of Sugar Land City Council Chamber, 2700 Town Center Boulevard North, hosted via live stream at <http://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/sugarlandtxgov/live>, and Sugar Land Comcast Subscribers can also tune-in on Channel 16, to hear all persons interested in the proposed rezoning of the 42-acre tract located along Chatham Avenue adjacent to the James Reese Career and Technical Center.

The agenda item for this meeting will be placed on the City of Sugar Land website at www.sugarlandtx.gov under "Meeting Agendas" Planning and Zoning Commission no later than Wednesday, May 27, 2026. Request details or provide feedback on the proposed rezoning online at www.sugarlandtx.gov/PublicHearingComment or contact City of Sugar Land Planning & Development Services Department at (281) 275-2218.

PUBLIC HEARING NOTIFICATION MAP



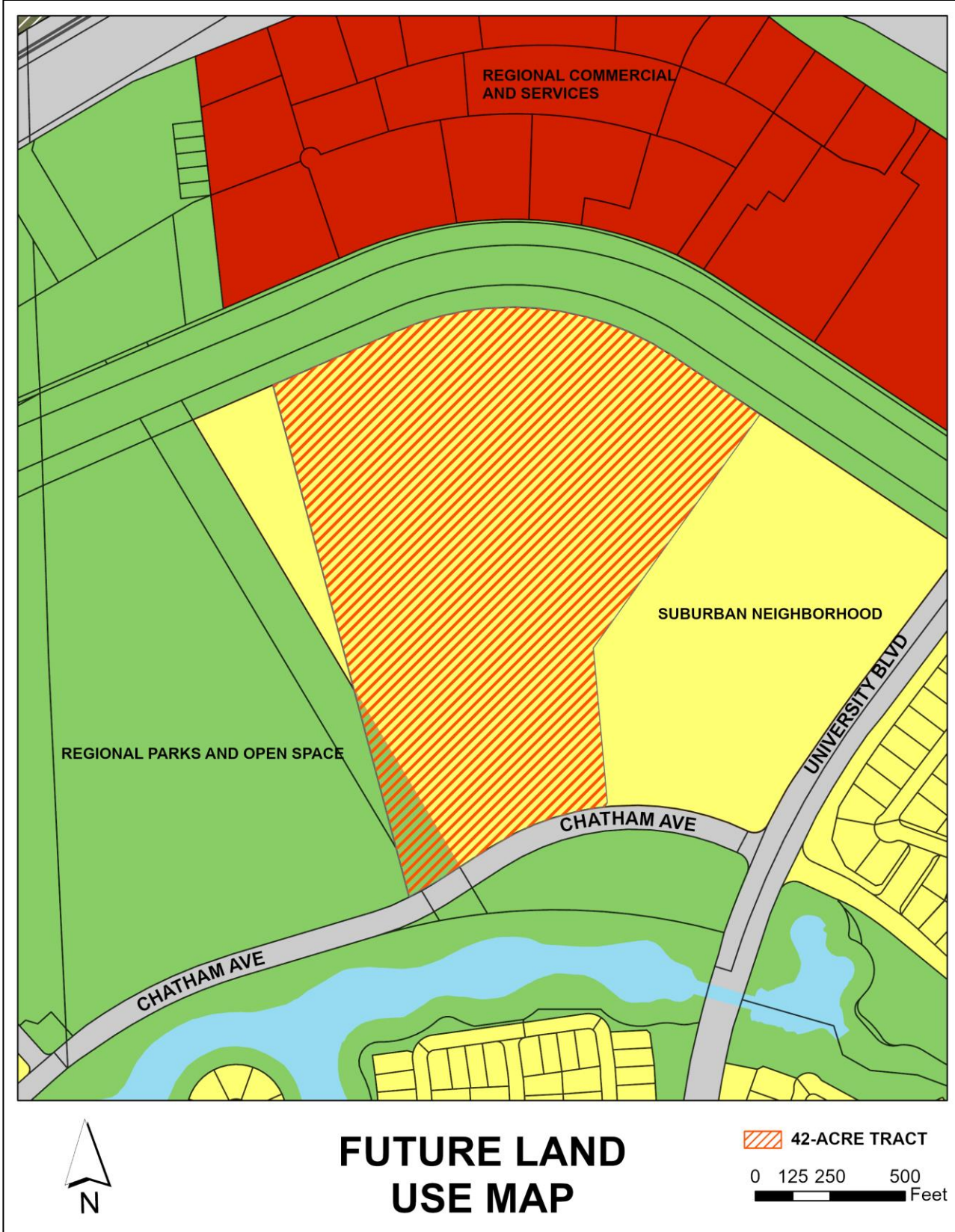
VICINITY MAP



AERIAL MAP



FUTURE LAND USE MAP



REQUEST FOR REZONE

Rezoning Submittal and Supporting Information

Rahim Maknoji
Member-Manager
Toro Nation LLC
7607 Redmond Court, Sugar Land, Texas 77479

April 16, 2026

Honorable Mayor and Sugar Land City Council
Sugar Land Planning and Zoning Commission
Jessica Rodriguez
Assistant Director – Planning & Development Services
2700 Town Center Blvd N
Sugar Land, Texas 77478

To All Concerned:

This submittal requests the City of Sugar Land’s consideration and approval of rezoning a 42-acre tract of land owned by Fort Bend Independent School District (District) and located west of and adjacent to the James Reese Career and Technical Center, Sugar Land, Texas. Our request is for a rezoning from the current R-1-I Interim Standard to R-1 Standard Single Family.

Background

The District has determined that there will be no additional District uses or facilities developed on this tract and is selling the 42 acres. Following a formal District-managed offer/proposal process, Toro Nation LLC’s proposal was selected to move forward with the transaction.

This property was designated R-1-I Interim Standard Single Family Residential upon annexation in 2004. The Development Code requires that a permanent zoning district should be established as soon as practical after annexation. However, this tract was reserved for Fort Bend Independent School District (District) use. The District is exempt from zoning requirements; no rezoning was necessary for developing District facilities. Thus, the property retained the interim classification.

Establishing a permanent R-1 Standard Single-Family zoning district for the property is a critical contingency for both Toro Nation and the District. The purchase cannot close until permanent zoning is secured.

Actual purchase of the property must occur prior to further significant investments in project planning. Lot sizes will be determined through platting. Several concepts are under consideration. One concept is based on large estate lots. Two concepts based on lot sizes more typical to Telfair are also being considered. Any of these concepts can be implemented in the R-1 zoning district. All are compliant with the Future Land Use Plan and compatible with area development.

42- ACRE TRACT TELFAIR REZONING

Relationship with the City of Sugar Land Comprehensive Plan

Zoning regulations, including rezoning ordinances, must be adopted in accordance with a comprehensive plan. This rezoning request is in accordance with the City of Sugar Land Comprehensive Plan. This tract is within an area designated as Suburban Neighborhood on the City's Future Land Use Map, City of Sugar Land 2018 Land Use Plan (the Plan), page 103. Toro Nation relied upon the City's Plan in making significant pre-development investments to date.

See Future Land Use Map excerpt below:



According to the Plan, this category "consists primarily of detached single-family homes on lots less than 1 acre set behind front lawns on residential streets." The Plan further states that "This category could be implemented through the R-1, R-1Z, R-1R, and R-1E zoning districts", page 105.

Additionally, R-1 Standard Single Family Residential is consistent with current R-1 zoning to the south of Chatham Ave. R-1 zoning is also established along the north side of Chatham west of Easton as well as both sides of Chatham east of University Blvd. According to the Plan the Suburban Neighborhood land use category includes several standard single-family zoning districts, schools, religious institutions, recreation amenities, parks, and other facilities", page 105.

Land Use Compatibility

The proposed single family land use is compatible with area land uses. The tract is buffered from commercial areas to the north by a major drainage channel. Reese Career and Technology school is adjacent to the east. A City park is adjacent to the west. The overall area is predominantly single-family residential with significant open space.

42- ACRE TRACT TELFAIR REZONING

Development Impacts

Standard Single-Family zoning will result in lower impacts on the surrounding community. Gross density for the tract at buildout, inclusive of street rights of way and open spaces, is expected to be less than 2 units per acre. Lower density residential development results in less construction of impervious surfaces, thus having less impact on drainage facilities. Lower density Single-Family development will have a lower traffic generation rate compared to other potential uses for the tract.

In closing, the R-1 Standard Single-Family Residential zoning classification will ensure that development of the property only allows single-family homes. This is consistent with Telfair's character. The high land cost for this parcel requires a high price point for lots once developed. The relationship between lot cost and home prices drives the high value homes. As a result, the City should receive a positive net fiscal impact on tax revenues generated vs. cost of services.

Toro Nation LLC, on behalf of Fort Bend Independent School District and itself, respectfully requests that the Sugar Land Planning and Zoning Commission and City Council approve R-1 Standard Single Family zoning for this tract.

Sincerely,

Rahim Maknoji
Member-Manager
Toro Nation LLC

AUTHORIZATION FOR REZONING



MEMORANDUM
Chief Operating Officer

TO: City of Sugar Land

FROM: Dr. Thomas Lawing
Chief Operating Officer

DATE: April 14, 2026

RE: Authorization to File Rezoning Application and General Land Plan Amendment

Fort Bend Independent School District ("District") is the owner of a certain tract of real property consisting of approximately forty-two (42) acres, located west of and adjacent to the James Reese Career and Technical Center, Sugar Land, Fort Bend County, Texas, and being a part of the Alexander Hodge League, Abstract No. 32, Fort Bend County, Texas (the "Property"). The Property is more particularly described in the boundary description attached hereto as **Exhibit A** and incorporated herein by reference.

The District hereby authorizes **Toro Nation LLC**, whose address is 7607 Redmond Court, Sugar Land, Texas 77470, to act on behalf of the District for the limited purpose of preparing, filing, and prosecuting all applications, documents, and materials necessary to request and obtain a Rezoning Application and a General Land Plan Amendment for the Property with the City of Sugar Land. This authorization includes the ability to coordinate with City staff, respond to comments, submit revisions, and otherwise handle all aspects of the rezoning and land plan amendment process related to the Property.

This authorization does not convey any ownership interest in the Property, does not bind the District to any future conveyance or development approval, and is limited solely to the matters described herein. This letter may be relied upon by the City of Sugar Land and its staff as evidence of the District's authorization.

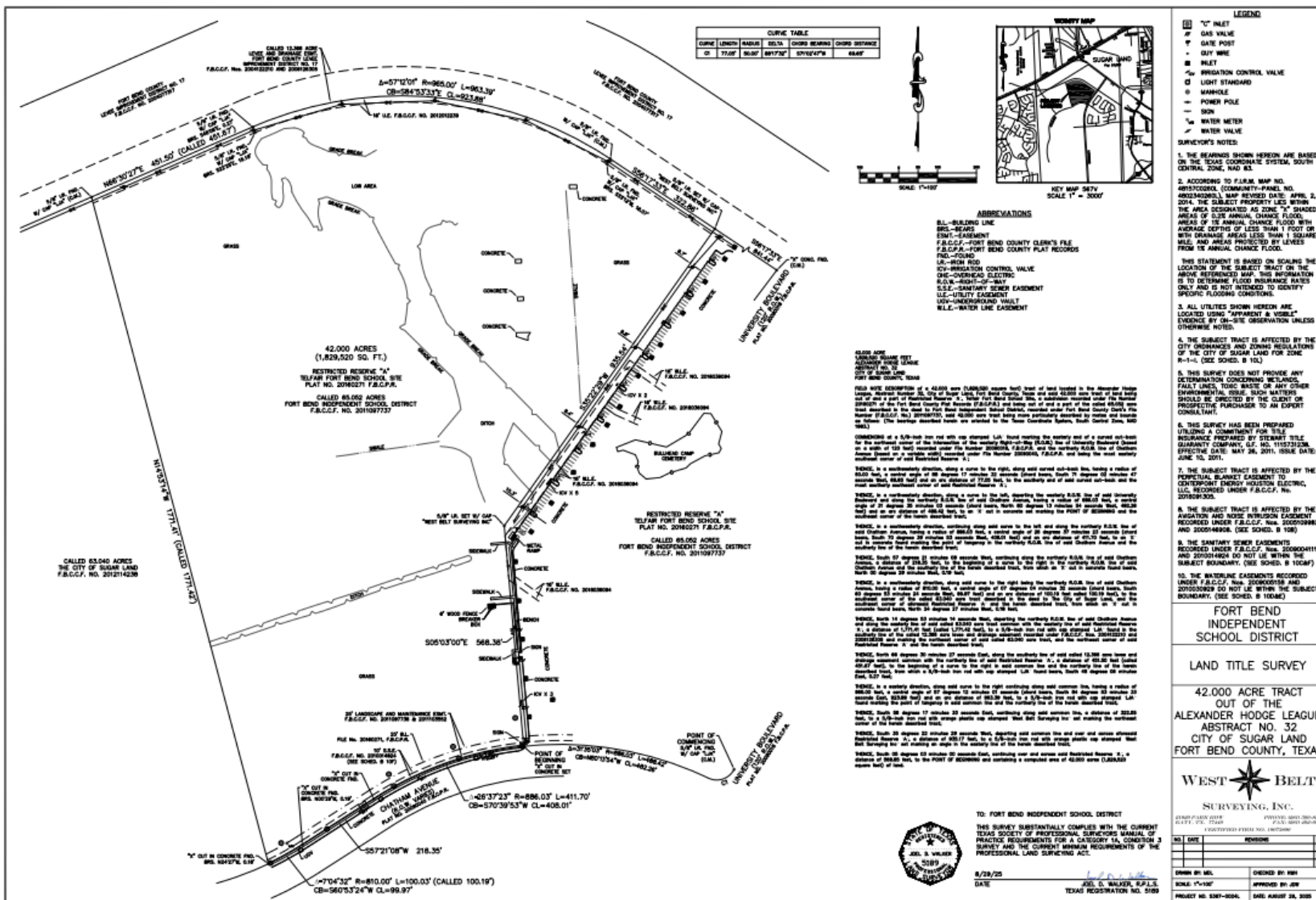
Should you have any questions regarding this authorization, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas Lawing", is written over a horizontal line.

Thomas Lawing, Ed.D.
Chief Operations Officer
Fort Bend Independent School District

PROPERTY SURVEY



LEGEND

- INLET
- GAS VALVE
- GATE POST
- GATE WIRE
- INLET
- IRRIGATION CONTROL VALVE
- LIGHT STANDARDS
- MANHOLE
- POWER POLE
- SON
- WATER METER
- WATER VALVE

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- ACCORDING TO F.A.R.M. MAP NO. 48952000A (COMMUNITY-PANEL NO. 48952000A), MAP REVISED DATE: APRIL 2, 2014, THE SUBJECT PROPERTY LIES WITHIN THE AREA DESCRIBED AS ZONE "T" SHADED AREAS OF OVER ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH SHRADED AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVELS FROM 15 ANNUAL CHANCE FLOOD.
- THIS STATEMENT IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE ABOVE REFERENCED MAPS. SUCH MATTERS ARE TO BE DETERMINED BY FLOOD INSURANCE RATES AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.
- ALL UTILITIES SHOWN HEREON ARE LOCATED USING "APPARENT & VISIBLE" EVIDENCE BY G.E. OBSERVATION UNLESS OTHERWISE NOTED.
- THE SUBJECT TRACT IS AFFECTED BY THE CITY ORDINANCES AND ZONING REGULATIONS OF THE CITY OF SUGAR LAND FOR ZONE R-1.1. (SEE SCHED. B 151).
- THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TONG BARS OR ANY OTHER ENVIRONMENTAL ISSUE. SUCH MATTERS SHOULD BE DETERMINED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
- THE SUBJECT TRACT IS AFFECTED BY THE ARGENTON B-EASEMENT RECORD TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC. RECORDED UNDER F.A.C.C.F. NO. 201903003.
- THE SUBJECT TRACT IS AFFECTED BY THE ARGENTON AND NOISE MITIGATION EASEMENT RECORDED UNDER F.A.C.C.F. NO. 200509983 AND 200509984. (SEE SCHED. B 150).
- THE SANITARY SEWER EASEMENTS RECORDED UNDER F.A.C.C.F. NO. 200600411 AND 200504040 DO NOT LIE WITHIN THE SUBJECT BOUNDARY. (SEE SCHED. B 100AF)
- THE WATERLINE EASEMENTS RECORDED UNDER F.A.C.C.F. NO. 200600411 AND 200504040 DO NOT LIE WITHIN THE SUBJECT BOUNDARY. (SEE SCHED. B 100AE)

FORT BEND INDEPENDENT SCHOOL DISTRICT

LAND TITLE SURVEY

42,000 ACRE TRACT OUT OF THE ALEXANDER HODGE LEAGUE, ABSTRACT NO. 32 CITY OF SUGAR LAND FORT BEND COUNTY, TEXAS

WEST BELT SURVEYING, INC.

25201 PLYMOUTH
P.O. BOX 2018
SUGAR LAND, TEXAS 77478
PH: 281-281-0000
FAX: 281-281-0000
E: info@westbelt.com

NO.	DATE	REVISION	BY

DRAWN BY: MEL
CHECKED BY: JHW
SCALE: 1"=100'
APPROVED BY: JHW
DATE: 8/29/25
PROJECT NO: 2387-2024. DATE ACQUISIT: 2A, 2025

TO: FORT BEND INDEPENDENT SCHOOL DISTRICT

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, COMBINATION 3 SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

J. WALKER
R.P.L.S.

8/29/25
DATE

J. WALKER, R.P.L.S.
TEXAS REGISTRATION NO. 5189



Planning & Zoning Commission Agenda Request

June 11, 2026

Agenda Request No: VI.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:

PROPOSED FY 2027-2031 CAPITAL IMPROVEMENT PROGRAM

RECOMMENDATIONS

Consideration of and action on a recommendation for the proposed Fiscal Year 2027-2031 Capital Improvement Program, to the Members of City Council.

Recommended Action:

Recommendation of approval to the Mayor and City Council on the Proposed Fiscal Year 2027-2031 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, mobility improvements and trails are constructed, 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; Mobility Master 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: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: N/A

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

Attachments

1. FY27-31 Project Summary

Proposed FY27-31 CIP Project Summary List

	Project #	Project Title	Description	Justification	Strategic Outcome Area	Project Reference
AIRPORT	CAP2701	Administration Building & Terminal Renovation	Design and construct 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	CDR2701	Austin Parkway Drainage Modifications	Replace drainage system from Ditch C-1 in LID 2 to East of Mesquite Dr. The project is connected to the Chimneystone Drainage Channel and it aims to reduce the depth and duration of ponding in the area during rainfall events.	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
	CDR2702	Plantation Bend Drainage Improvements	Construct drainage improvements along Plantation Bend Dr from Laurel Hill to north of Randall Oak.	This project includes drainage improvements from a 2018 drainage study that were designed in CDR1902 Riverbend Drainage Improvements and not constructed. 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
MOBILITY	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

Proposed FY27-31 CIP Project Summary List

	Project #	Project Title	Description	Justification	Strategic Outcome Area	Project Reference
MOBILITY	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
	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

Proposed FY27-31 CIP Project Summary List

	Project #	Project Title	Description	Justification	Strategic Outcome Area	Project Reference
PARKS	CPK2702	Gannoway Lake Park Phase 1	Design and construct improvements for Gannoway Lake Park Phase 1 including a pavilion or shade structure, nature play and site furnishing, as well as the connection to the Gannoway Lake Trail.	The City entered an Interlocal Agreement with Fort Bend County in 2026 that provides funding to develop improvements in Gannoway Lake Park.	Culture: Dynamic & Fun	Parks Master Plan
	SURFACE WATER	CSW2701	Raw Water Pump Station Rehab	The pump stations provide raw water from Oyster Creek to Venetian Estates and Sugar Lakes to fill amenity lakes and provide irrigation supplies. The scope will include rehabilitation of the intake structures and associated equipment, and evaluate pump condition at the Venetian and Sugar Lakes pump stations.	The City owns several raw water pump stations, providing raw surface water to fill amenity lakes and irrigation as part of the Groundwater Reduction Program (GRP) to meet Fort Bend Subsidence District regulations. The Venetian pump station provides approximately 34.5 MG of raw water and Sugar Lakes pump station provides approximately 56 MG of raw water to the amenity lakes annually. The pump stations are approximately 18 years old and need rehabilitation.	Infrastructure: Sustainable & Resilient
CSW2801		North Reclaimed Water Facility	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
CSW2802		Reclaimed Water South of the Brazos - Transmission Lines 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
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
CSW3002		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 2030. 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	Integrated Water Resources Plan
CSW3003		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 2030. 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
CSW3004		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 2030. 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	Integrated Water Resources Plan

Proposed FY27-31 CIP Project Summary List

	Project #	Project Title	Description	Justification	Strategic Outcome Area	Project Reference
SURFACE WATER	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
	CWA2701, CWA2801, CWA2901, CWA3001, CWA3101	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
WATER	CWA2702, CWA2802, CWA2902, CWA3002, CWA3102	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
	CWA2703, CWA2803, CWA2903, CWA3003, CWA3103	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 repainting.	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
	CWA2704, CWA2807, CWA2904, CWA3008, CWA3104	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
	CWA2705, CWA2905, CWA3105	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
	CWA2804, 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

Proposed FY27-31 CIP Project Summary List

	Project #	Project Title	Description	Justification	Strategic Outcome Area	Project Reference
WATER	CWA2805, CWA3006	Groundwater Plant Emergency Generator and Right Angle Drive Maintenance	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
	CWA2806, CWA3007	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
	CWA3005	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
	CWA3106	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	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	Infrastructure: Sustainable & Resilient	Utilities Master Plan
	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 to delaying projects to add additional funding.	Infrastructure: Sustainable & Resilient	Contingency
WASTEWATER	CWW2701, CWW2902, CWW3103	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
	CWW2702, CWW2802, CWW2903, CWW3002, CWW3102	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
	CWW2703, CWW2803, CWW2901, CWW3003, CWW3101	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

Proposed FY27-31 CIP Project Summary List

	Project #	Project Title	Description	Justification	Strategic Outcome Area	Project Reference
WASTEWATER	CWW2704	South WWTP Condition Assessment	The City of Sugar Land has four (4) wastewater treatment plants (WWTPs), including the North and South WWTPs, the West (New Territory) WWTP, and the Greatwood WWTP. Each plant requires a periodical evaluation/study/assessment to address aging infrastructure, regulatory changes, and capacity needs.	The South WWTP was constructed in 1987 by Fort Bend County MUD 13. City staff recommended a study be conducted to evaluate the short-term and long-range operational improvements for the plant.	Infrastructure: Sustainable & Resilient	Assessment of WW Treatment Plant Operations
	CWW2801	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
	CWW2904	North WWTP Phase 1B	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.	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
	CWW3001	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
	CWW3104	North WWTP Phase 2A	Replacement of equipment and improvements to the North WWTP for key components identified through operations of the plants. 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
	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 delaying projects to add additional funding.	Infrastructure: Sustainable & Resilient	Contingency



Planning & Zoning Commission Agenda Request **June 11, 2026**

Agenda Request No: VII.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Charlotte Graves, Agenda & Public Meeting Coordinator

Presented by: Mary Smith, Commissioner

Responsible Department: Admin

Agenda Caption:

Planning and Zoning Commission Liaison Report

- City Council Meeting June 2, 2026

Recommended Action:

Executive Summary:

Budget

Expenditure Required: NA

Current Budget: NA

Additional Funding: NA

Funding Source: NA

Account Number (ORG-OBJ-Project): NA

Attachments

None



Planning & Zoning Commission Agenda Request
June 11, 2026

Agenda Request No: VII.B.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Charlotte Graves, Agenda & Public Meeting 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: NA

Current Budget: NA

Additional Funding: NA

Funding Source: NA

Account Number (ORG-OBJ-Project): NA

Attachments

None