



City of Sugar Land

Planning & Zoning Commission Minutes

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

Thursday, July 23, 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/ntVkjVr4AFo?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, Fareena Dawood and Sapana Patel were present. Chuck Brown, Matthew Caligur, Timothy Hart, Bradley Tilton were absent. Linda Mendenhall, City Clerk, called the meeting to order at 6:00 p.m. to nominate a Commissioner as the Chair Pro Tem. Commission Apruva Parikh made a motion to nominate Fareena Dawood as Chair Pro Tem. Commissioner Mary Smith seconded the motion. The vote passed unanimously.

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 regarding matters posted for consideration or workshop 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 July 9, 2026, meeting.

Linda Mendenhall, City Clerk

A motion to **Approve July 9, 2026 minutes**, was made by Mary Smith and seconded by Apurva Parikh; the motion **Passed**.

Ayes: Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel

Absent: Chuck Brown, Matthew Caligur, Timothy Hart, Bradley Tilton

V. Subdivision Plat

A. FINAL PLAT - RYEHILL PARKWAY STREET DEDICATION SECTION THREE

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

Ethan Cantu, Principal Planner

Ethan Cantu, Principal Planner, gave a presentation, made comments and answered questions from the Commission.

A motion to **Approve the Ryehill Parkway Street Dedication Section Three Final Plat.**, was made by Sapana Patel and seconded by Apurva Parikh; the motion **Passed**.

Ayes: Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel

Absent: Chuck Brown, Matthew Caligur, Timothy Hart, Bradley Tilton

VI. Workshop

A. LAKE POINTE REDEVELOPMENT (LPR) DISTRICT

Review of and discussion on changes to the Lake Pointe Redevelopment (LPR) zoning district.

Jessica Rodriguez, Assistant Director of Planning & Development Services

Emily Ercius, Planner II, gave a presentation to the Commission. Emily Ercius, Planner II, Lisa Kocich-Meyer, Director of Planning and Development Services, and Frank Liu, Lovett Homes made comments and answered questions from the Commission.

VII. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting July 21, 2026

Timothy Hart, Commissioner

Commissioner Timothy Hart was absent and did not present a report.

B. City Staff Report

- Calendar of Scheduled Meetings and Events

Lisa Kocich-Meyer, Director of Planning & Development Services

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

VIII. Adjournment

A motion to **Adjourn at 6:44 p.m.** , was made by Mary Smith and seconded by Sapana Patel; the motion **Passed**.

Ayes: Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel

Absent: Chuck Brown, Matthew Caligur, Timothy Hart, Bradley Tilton

Linda Mendenhall, City Clerk





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Thursday, July 9, 2026
Planning & Zoning Commission Meeting Minutes
City Council Chamber
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I. Attention

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II. Call to Order

QUORUM PRESENT

Mary Smith, Randall Halbrook, Apurva Parikh, Sapana Patel, Matthew Caligur, and Timothy Hart were present. Bradley Tilton attended virtually. Chuck Brown and Fareena Dawood 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 regarding matters posted for consideration or workshop 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.

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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. MINUTES

Consideration of and action on the approval of the minutes of the June 25, 2026, meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the June 25, 2026 meeting minutes**, was made by Matthew Caligur and seconded by Sapana Patel; the motion **Passed**.

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

V. Subdivision Plat

A. RYEHILL SECTION FOUR FINAL PLAT

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

Ethan Cantu, Principal Planner

Ethan Cantu, Principal Planner, gave a presentation, made comments, and answered questions from the Commission.

A motion to **Approve the Ryehill Section Four Final Plat.**, was made by Matthew Caligur and seconded by Sapana Patel; the motion **Passed**.

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

Absent: Chuck Brown, Fareena Dawood

B. LAKE POINTE GREEN SECTION ONE PRELIMINARY PLAT

Consideration of and action on the Lake Pointe Green Section One Preliminary Plat.

Emily Ercius, Planner II

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

A motion to **Approve the Lake Pointe Green Section One Preliminary Plat**, was made by Matthew Caligur and seconded by Sapana Patel; the motion **Passed**.

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

Absent: Chuck Brown, Fareena Dawood

VI. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting June 23, 2026
- City Council Meeting July 7, 2026

Mary Smith, Commissioner, & Timothy Hart, Commissioner

Mary Smith, Commissioner, attended and reported on the June 23, 2026. Timothy Hart, Commissioner, attended and reported on the July 7, 2026, meetings.

B. City Staff Report

- Calendar of Scheduled Meetings and Events

Lisa Kocich-Meyer, Director of Planning & Development Services

Lisa Kocich-Meyer, Director of Planning and Development Services, reported on the upcoming

scheduled meetings and events.

VII. Adjournment

A motion to **Adjourn at 6:26 p.m.**, was made by Matthew Caligur and seconded by Apurva Parikh; the motion **Passed**.

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

Absent: Chuck Brown, Fareena Dawood

Linda Mendenhall, City Clerk





Planning & Zoning Commission Agenda Request

July 23, 2026

Agenda Request No: VI.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Jessica Rodriguez, Assistant Director of Planning & Development Services

Presented by: Jessica Rodriguez, Assistant Director of Planning & Development Services

Responsible Department: Planning and Development Services

Agenda Caption:

LAKE POINTE REDEVELOPMENT (LPR) DISTRICT

Review of and discussion on changes to the Lake Pointe Redevelopment (LPR) zoning district.

Recommended Action:

Hold a workshop to review and discuss draft changes to the Lake Pointe Redevelopment (LPR) zoning district.

Executive Summary:

The City of Sugar Land's Strategic Action Plan, adopted by City Council in February 2025 and reaffirmed in October 2025, identifies **Fostering Sensitive Redevelopment** as one of the City's five strategic focus areas. A key objective of this initiative is the transformation of underutilized properties, including the former Fluor Corporation campus within the Lake Pointe Redevelopment (LPR) District. In anticipation of Fluor's relocation from its more than one-million-square-foot office campus, the City proactively established the regulatory framework necessary to support redevelopment of the site. The Lake Pointe Redevelopment District was created and applied to the 52-acre former Fluor campus in December 2023. Since that time, City Council has approved the Lake Pointe Redevelopment Concept Plan and Economic Development Incentive Agreements, providing the regulatory and policy framework necessary to facilitate redevelopment of this strategically significant property.

As implementation of the first phase of development has progressed and planning for subsequent phases has begun, staff has continued working collaboratively with the developer to administer the recently adopted regulations. Through this process, staff has identified several opportunities to refine the Development Code to improve administration, provide additional design flexibility where appropriate, and better implement the original planning objectives of the Lake Pointe Redevelopment District without altering the overall vision, development pattern, or density established by the Code.

The Planning & Zoning Commission held a Lake Pointe Development (LPR) District

Amendment Workshop on June 25, 2026. During that Workshop, staff presented three opportunities to refine the code to address these challenges. These included:

1. Relief from Pedestrian Realm requirements where an existing building makes it impossible to meet the regulations and how an existing building's setback is measured;
2. Adding a definition for Substantial Improvement; and
3. Revisions to the Lot Corner provisions for Middle Housing development.

Using the feedback provided by the Commission, staff has updated the proposed text amendment to:

1. The Pedestrian Realm amendment in **Section 2-119. – Lot Layout and Site Design Regulations**, to includes the existing Parking Garage text rather than existing Building;
2. Renamed the “Substantial Improvement” definition to “Major Redevelopment”. This was updated so that the definition in **Chapter 10, Definitions**, did not conflict with FEMA’s defined Substantial Improvement term in Chapter 8, Flood Damage Reduction Regulations. The new Major Redevelopment definition focuses on a principal use change rather than calculations for square footage and value; and
3. Created an Applicability subsection to **Section 2-121. – Building Design and Additional Development Standards – Multi-Family, Mixed-Use and Nonresidential Development**. The proposed Applicability subsection specifically states that Section 2-121. applies to new Buildings and Major Redevelopment.

Since the June 25th Workshop, staff has continued working collaboratively with Lovett on the final design and layout of Phase 1 and the preliminary design of Phase 2. Through that coordination, staff identified additional opportunities to refine the code that maintains the intent of the adopted regulations while providing flexibility for unique site conditions. The opportunities identified include:

1. Revisions to side yard setbacks for Middle Housing Lots abutting a Corner Lot or Utility Reserve (*see Table 2-118.2, References c. iii. and vi. and Section 10-3.*);
2. Limited flexibility for the location of Primary Entrances for Urban Homes when abutting a Mews and Utility Reserve while maintaining pedestrian connectivity and architectural engagement with the Mews (*see Table 2-118.2 and Table 2-118.2 Reference e.*); and
3. Replacing the maximum 40-foot lot width with an average 40-foot lot width to provide flexibility in lot design while maintaining the minimum density of 10 dwelling units per acre for Middle Housing (*see Section 2-122. A. 1*).

Corner Lots and Utility Reserves

This amendment increases the permitted side yard setback from zero-feet and three-feet for Middle Housing Lots that abut both a Mews and Utility Reserve or meet the identified Corner Lot definition. This modification recognizes that these lots often have unique geometry that can limit the efficient use of residential floor plans. Providing a modest increase from six-feet to three-feet side yard setback allows greater flexibility in residential building design. Further,

where the zero-side yard abuts will always maintain a minimum six-foot separation distance from another structure and require a 3-foot maintenance easement for the property owner. Lastly, in order to implement the proposed amendment, a new definition for Utility Reserve has been added to Section 10-3. – Definitions, of the Development Code. See **Table 2-118.2: Bulk Regulations for Middle Housing Development**, and **Section 10-3. – Definitions**, in the attached Draft Redline document for the proposed text amendments.

Urban Home Front Doors

The proposed amendment provides limited flexibility for the location of the Primary Entrance on Urban Homes located on lots with unique site constraints, such as narrow radial lots adjacent to a Mews and Utility Reserve. While the regulations continue to require buildings to orient the Primary Façade toward the Mews, Street, or Civic Space, the amendment allows the Primary Entrance to be located on a side façade where lot geometry makes a traditional front-entry configuration impractical. A direct pedestrian connection between the Primary Entrance and the Mews is still required to maintain pedestrian accessibility. This targeted flexibility accommodates practical building design considerations on a limited number of lots without diminishing the walkable character or active frontage envisioned for the district. See **Section 2-122. – Building Design – Middle Housing Development**, in the attached Draft Redline document for the proposed text amendments.

Average 40-foot Lot Widths

The proposed amendment modifies the Urban Home standards by replacing the maximum 40-foot lot width requirement with an average lot width of 40 feet for each Middle Housing section. This approach provides greater flexibility in lot design while maintaining the overall development pattern and density envisioned by the regulations. Allowing an average lot width recognizes that unique site conditions, existing mature trees, roadway geometry, and existing driveway alignments may warrant modest variations in individual lot widths without affecting the overall character of the district/neighborhood.

To ensure the original intent of the Middle Housing standards is preserved, the amendment maintains an average lot width of 40 feet across each Middle Housing section, thereby supporting the minimum density of 10 dwelling units per acre. Rather than allowing larger lots to reduce overall density, the proposed standard provides flexibility in individual lot configuration while ensuring the development continues to achieve the compact, walkable form envisioned by the code. The average lot width standard also allows flexibility to respond to existing site features and design constraints, resulting in a more efficient and context-sensitive lot layout without compromising the development's overall density or form. See **Table 2-118.2: Bulk Regulations for Middle Housing Development**, in the attached Draft Redline document for the proposed text amendments.

Miscellaneous

- Changing “0” to “zero” feet and “3” to “three” in **Table 2-118.2: Bulk Regulations for Middle Housing Development, References b.** to be consistent with other numeric text in the References.
- Changing “6” to “six” in **Table 2-118.2: Bulk Regulations for Middle Housing**

Development, References c. ii. to be consistent with other numeric text in the References.

- An edit was made to the “Mew” definition in **Chapter 10, Definitions**, to reflect “Mews”. The correct spelling is with ‘s’.

The proposed changes to the Lake Pointe Redevelopment (LPR) district are described in the attached Summary of Draft Code Changes and the full amendment is provided in the attached P&Z Workshop Draft Code Changes with both clean and red-line versions.

Anticipated next steps after the Commission holds the workshop are to incorporate Commission feedback to hold a Public Hearing for Consideration and Action at the August 27, 2026, Planning and 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. Summary of Draft Code Changes 07.09.26 Workshop
2. PART_5.___LAKE_POINTE_REDEVELOPMENT_DISTRICT___LPR_
DRAFT_REDLINE_V2_Final
3. PART_5.___LAKE_POINTE_REDEVELOPMENT_DISTRICT___LPR_
DRAFT_CLEAN_V2_Final
4. Chapter_10___DEFINITIONS_REDLINE_V2_Final
5. Chapter_10___DEFINITIONS_CLEAN_V2_Final