



City of Sugar Land

Planning & Zoning Commission Minutes

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

Thursday, August 13, 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/rzfb3n7OC4?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, Apurva Parikh, Fareena Dawood, Sapana Patel, Matthew Caligur, and Bradley Tilton were present. Timothy Hart was 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.

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 23, 2026, meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the July 23, 2026 meeting minutes**, was made by Matthew Caligur and seconded by Mary Smith; the motion **Passed**.

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

Patel, Matthew Caligur, Bradley Tilton
Absent: Timothy Hart

V. Subdivision Plat

A. ABBEY LAKES SECTION TWO PRELIMINARY PLAT

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

Emily Ercius, Planner II

Emily Ercuis, Planner II, gave a presentation, made comments, and answered questions from the Commission.

A motion to **Approve the Abbey Lakes Section Two Preliminary Plat**, was made by Bradley Tilton and seconded by Apurva Parikh; the motion **Passed**.

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

Absent: Timothy Hart

VI. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting August 4, 2026

Randall Halbrook, Commissioner

Commissioner Randall Halbrook reported on the August 4, 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 the upcoming scheduled meetings and events.

VII. Adjournment

A motion to **Adjourn at 6:10 p.m.**, was made by Matthew Caligur and seconded by Mary Smith; the motion **Passed**.

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

Absent: Timothy Hart

Linda Mendenhall, City Clerk





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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

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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 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

